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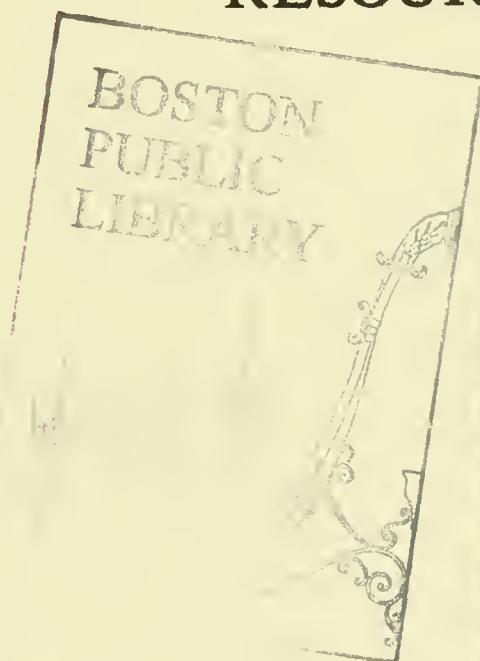
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JAMAICA PLAIN

ZONING COMMITTEE RESOURCE NOTEBOOK



MAY 1988

BOSTON REDEVELOPMENT AUTHORITY
STEPHEN COYLE
Director

ROBERT L. FARRELL
Chairman

JOSEPH J. WALSH
Vice-Chairman

JAMES K. FLAHERTY
Treasurer

CLARENCE J. JONES
Vice-Treasurer

MICHAEL F. DONLAN
Vice-Chairman, Sub-Committees

KANE SIMONIAN
Secretary

call number: M3.B16/RA/87.17

author: Boston. Redevelopment Authority.

title: CITIZEN'S GUIDE TO NEIGHBORHOOD BUSINESS DISTRICTS IN BOSTON:
ZONING AND OTHER TOOLS FOR IMPROVEMENT.

description: 20p.; illus.

abstract: ...outlines basic features of neighborhood business districts
and explains the purposes of zoning...

date: 19870000

subjects: Business Districts - MA - Boston - Economic Development -
Guides
Neighborhoods - MA - Boston - Economic Development - Guides
Zoning - MA - Boston - Guides

-- no. 4 of 4 --

OPTIONS:

RETURN = go back to search screen

G = GO on with list

L = begin LIST over

MORE to come, C/R for 1 line, space for screen:

*This was also a part of
the publication in 1987
on
Bos. / 1987*

call number: M3.B16/RA/86.6

author: Boston. Redevelopment Authority.

title: CITIZEN'S GUIDE TO ZONING FOR BOSTON.

description: 24p., diagrams, maps

abstract: ...discusses what zoning is, its purposes, and the zoning process...

date: 19860000

subjects: Zoning - MA - Boston - Guides.

-- no. 1 of 4 --

OPTIONS:

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[number] = display record number [?]

G = GO on with list

L = begin LIST over

F = display FULL record

Please enter RETURN, number of desired record, "G", or "L":

*This was also a part of the
publication of the
ERA / 3753*

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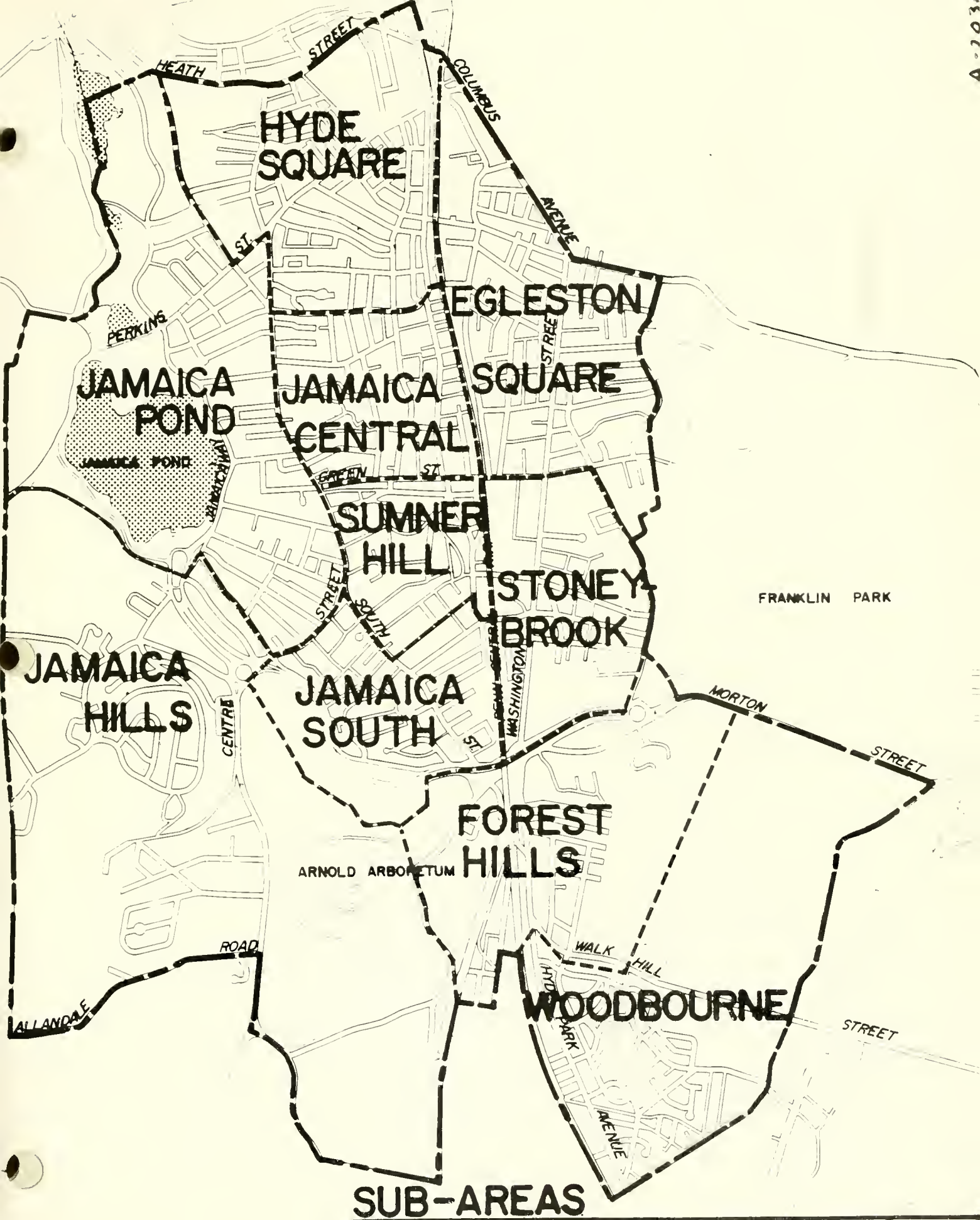
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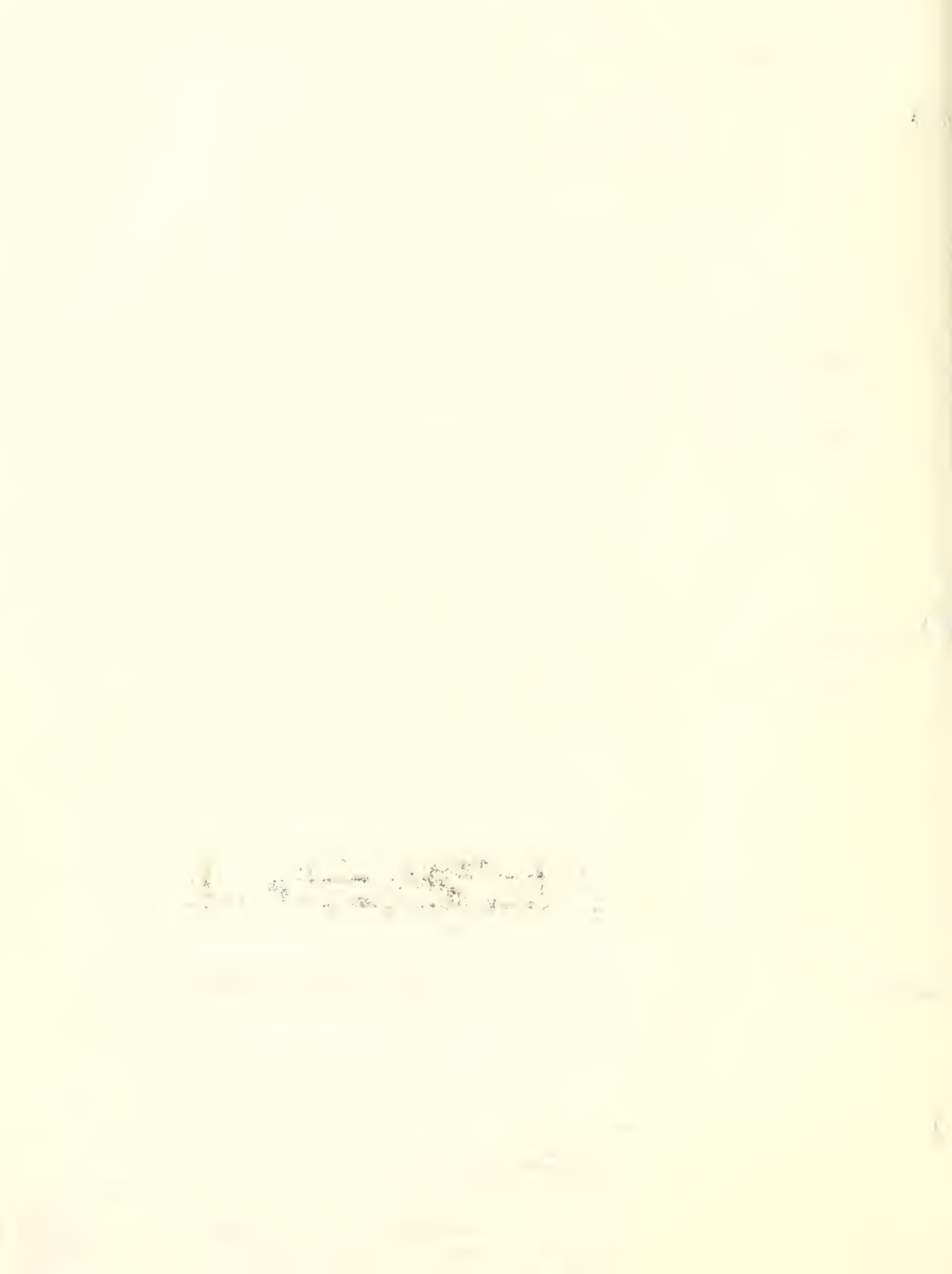
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SUB-AREAS

JAMAICA PLAIN

0 800 1600 3200 FEET



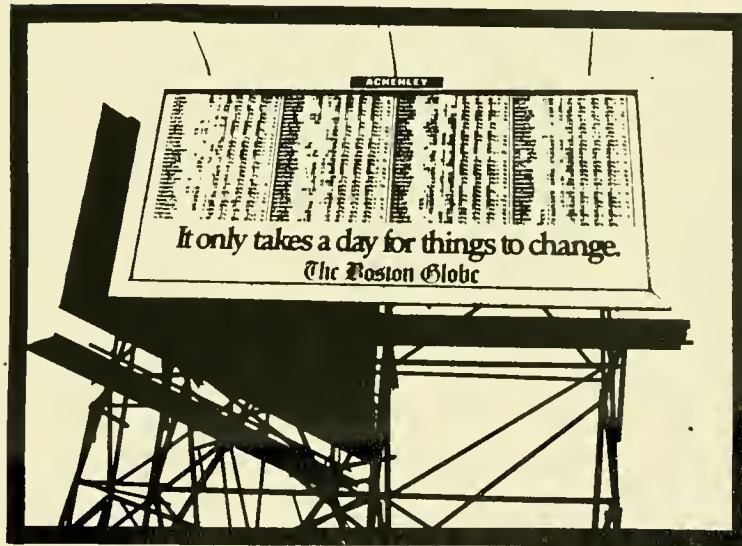
INTRODUCTION

IPOD PROCESS

IPOD POLICY OPTIONS

ZONING COMMITTEE MEMBERS

SCHEDULE OF MEETINGS



1. The first page of the exhibit is a cover sheet.
2. The second page is a table of contents.
3. The third page is a list of exhibits.
4. The fourth page is a list of exhibits.
5. The fifth page is a list of exhibits.
6. The sixth page is a list of exhibits.
7. The seventh page is a list of exhibits.
8. The eighth page is a list of exhibits.

THE INTERIM PLANNING OVERLAY DISTRICT WHAT IT IS -- WHAT IT DOES

The current Boston Zoning Code has been in effect for more than twenty years. Some amendments to the Code have been made. But over twenty years, the city has grown and changed and old zoning regulations may no longer serve the needs of the neighborhoods.

Rezoning takes time. Therefore, the city has created processes to ease problems caused by outdated zoning. In 1984 the Zoning Commission authorized the creation of the Interim Planning Overlay Districts (IPODs).

An IPOD provides temporary zoning regulations for an area where the Zoning Commission has determined that current zoning may be inappropriate. An IPOD is designed to allow comprehensive planning and rezoning of a neighborhood in keeping with the community's needs. These temporary regulations may stay in effect for a maximum of two years; afterwards, new zoning may be put in place. If no changes are necessary, the old zoning regulations remain in effect.

An IPOD defines the physical boundaries of the neighborhood in question. It establishes a time period for which the IPOD will be in effect. It then details the characteristics of the district which suggest that the current zoning may be inappropriate. For instance, an area zoned for business in the original code may have become residential over the years. If a developer wants to build a business next to single-family homes in such a district, the old zoning allows him to do so. However, it could cause an inappropriate mix of land uses in the neighborhood.

An IPOD attempts to deal with this problem. An IPOD also provides a list of goals to be achieved in developing new zoning. These goals result from a process by which a community review committee works with the BRA Zoning staff and Mayor's Office of Neighborhood Services to identify the problems and consider solutions. These solutions are then put in place as Interim Controls. Interim Controls regulate neighborhood development while the IPOD is in place.

During the maximum two-year IPOD period, applicants for a building permit, change-in-use permit, or change-in-occupancy permit (except for single- and two-family residential uses as specified in the IPOD regulation) must receive an Interim Planning Permit from the Board of Appeal. Before the Board acts, it will hold a public hearing and will receive a report from the Boston Redevelopment Authority which states whether the proposed action is consistent with the planning goals and land-use objectives of the IPOD. The BRA's report will not be made until it has reviewed the proposal with the community, and the report will include input from the community review committee. An Interim Planning Permit will be issued if the Board finds that the proposal is consistent with the goals and objectives of the IPOD and will not adversely affect the comprehensive planning process.

An IPOD is NOT a moratorium on development. But it does guide growth along lines more acceptable to the community until new zoning regulations can be put into place by the city. It also provides for community input into the neighborhood planning process and into the design of new zoning regulations.



1. The first part of the report discusses the background of the project and the objectives of the study. It also outlines the methodology used for data collection and analysis.

2. The second part of the report presents the results of the study, including a detailed description of the data and the findings of the analysis.

3. The third part of the report discusses the implications of the findings and provides recommendations for future research and practice.

4. The fourth part of the report concludes the study and summarizes the key findings.

5. The fifth part of the report provides a list of references and a list of appendices.



6. The sixth part of the report provides a list of references and a list of appendices.

7. The seventh part of the report provides a list of references and a list of appendices.

8. The eighth part of the report provides a list of references and a list of appendices.

9. The ninth part of the report provides a list of references and a list of appendices.

10. The tenth part of the report provides a list of references and a list of appendices.



IPOD Policy Recommendations

In numerous meetings held in neighborhoods throughout Boston, common planning and zoning issues have been identified and discussed by community review committees, staff of the Boston Redevelopment Authority, and the Mayor's Office of Neighborhood Services. As a result of these meetings, twelve policy recommendations have been developed to address the major planning and zoning issues within the context of the Interim Planning Overlay District (IPOD). The recommendations, summarized below, entail revising existing zoning, undertaking planning analyses, and creating new types of zoning for Boston. Most of the recommendations are applicable to all neighborhoods. Additional recommendations and changes to existing ones may develop, however, as community meetings and the IPOD process continue in Boston's neighborhoods.

o Boulevard Planning District

The neighborhoods' major arterials and cross streets (Boulevards) serve as an economic and social framework of community life. Therefore, the planning of these Boulevards requires comprehensive analysis and community input. To facilitate this planning, Boulevard Planning Districts (BPDs) would be established on major arterials and cross streets. During the IPOD planning process, BPD regulations and design guidelines would be developed to encourage a mix of uses that promote and sustain economic viability and residential stability, preserve open space, protect historic structures, provide adequate parking and transportation access, and promote good urban design. Site plan review by the Boston Redevelopment Authority would be required for most projects proposed in the Boulevard Planning Districts.

o Neighborhood Business District

Local neighborhood business districts provide retail and service uses to area residents. Promoting these districts is a planning goal of many neighborhoods, requiring comprehensive analysis and community input. To facilitate this planning, Neighborhood Business Districts would be designated, and NBD regulations and design guidelines would be developed to: encourage a mix of uses that promote and sustain economic viability and residential stability; preserve open space; protect historic structures; provide adequate parking and transportation access; and promote good urban design.

o Affordable Housing Reserve District

Underutilized publicly owned land would be mapped as Affordable Housing Reserve (AHR) Districts to accommodate residential uses. In this district, seventy-five percent (75%) of the gross floor area of any proposed project would be housing, of which a certain proportion would be affordable. Densities in the housing reserve district would be approximately: 12 units per acre, low density; 24 units per acre, moderate density; or, 36 units per acre, high density.

- o Mixed Use Reserve District

Underutilized publicly owned land would be mapped as a Mixed Use Reserve District. A project in this district would be developed as a Planned Development Area with one or a combination of housing, open space, office, commercial, light manufacturing, and public service uses.

- o Industrial Economy Reserve District

On certain Economic Development and Industrial Corporation (EDIC) parcels, an Industrial Economy Reserve District would be established to preserve the availability of industrial land and to promote the growth of light manufacturing uses that create job opportunities.

- o New Light Manufacturing District

A new Light Manufacturing District would be developed during the community planning period. Where appropriate, it would replace portions of existing manufacturing and industrial zones and permit light manufacturing uses that minimize adverse environmental impacts and truck traffic, and maximize employment opportunities. Buffer zones would be required around manufacturing districts that abut residential districts.

- o Institutional Master Plans

To integrate future institutional development with the needs of the residential neighborhood institutions would be required to submit an Institutional Master Plan. The Plan would address, among other things, development concepts, planning objectives, design features, and projected employment, traffic, and parking impacts, and would detail institutional expansion plans five years into the future.

- o Transportation and Parking Controls

To improve parking and transportation access, provisions for the following three elements would be developed: a Transportation Master Plan for each neighborhood to analyze current and projected access and parking demands, and to specify improvements within the neighborhood; Transportation Access Plans, required for certain projects and consisting of traffic, parking and construction management components; and Residential Parking Requirements, which increase with the number of units proposed in new developments.

- o Open Space Plan

An integral part of neighborhood planning is the linkage of open space to the Emerald Necklace and to the open space system of the city. An Open Space Plan for each neighborhood would be developed during the community planning period to provide for that linkage, for the preservation of existing open space and the addition of new open space, and for the completion of the city's open space system.



THE SECRETARY OF THE INTERIOR
WASHINGTON, D. C. 20540

TO: THE SECRETARY OF THE INTERIOR
FROM: THE SECRETARY OF THE INTERIOR

SUBJECT: [Illegible]

DATE: [Illegible]

RE: [Illegible]

Very truly yours,
[Illegible Signature]

- o Height Standards

To protect and promote existing and future development, interim height standards would be established for each neighborhood. Height standards could vary within a neighborhood, depending on the type, location, and character of existing and proposed development.

- o Use Controls

To protect each neighborhood from inappropriate development during the IPOD planning period, most proposed projects would require an Interim Planning Permit, and certain uses would be forbidden during the planning period.

- o Design Guidelines

To protect the character of residential areas and historic structures, to upgrade commercial centers and boulevards, and to guide future development in each neighborhood, Design Guidelines would be developed which incorporate standards for parking and access, landscaping, building design, open space, and historic preservation. These guidelines would also include standards that address the appropriate location and design of billboards and on-premise signs.



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Boston Redevelopment Authority
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Boston, MA 02201
722-4300

JAMAICA PLAIN NEIGHBORHOOD COUNCIL
ZONING COMMITTEE
IPOD ISSUE TASK FORCES

BUSINESS/COMMERCIAL TASK FORCE

Issues for study:

Parking, height, density, boulevard planning district, signage, design review, mix of businesses

Members:

Stavros Frantzis, Lenny Lebel, Marie Curley

TRANSPORTATION TASK FORCE

Issues for study:

Traffic, parking, boulevard planning district

Members: Dick McDonough, Kay O'Connor, Gwen

HOUSING TASK FORCE

Issues for study:

Height, affordable housing, open space, density, subdivision, design review, elderly housing

Members:

Jim Greene, Bill Allen, Charlie Fox

AESTHETICS

Issues for study:

Historic preservation, open space, billboards, design

Members:

Lola Stillman, Joyce Perkit, Stella Clancy

LIGHT MANUFACTURING/INSTITUTIONAL

Issues for study:

Height, density

Members:

Rebecca Callahan, Bill Allen

SPECIAL STUDY DISTRICTS

Issues for study:

Egleston Square, Washington Street Corridor

Members:

Rebecca Callahan, Mary Jane Medved, David Adams, Marie Turley

COMMUNITY INPUT/CODE ENFORCEMENT

Members:

Steve Fahrer, Jeff Riklin, Bernie Doherty

JAMAICA PLAIN NEIGHBORHOOD COUNCIL ZONING COMMITTEE PROCEDURES

Committee Composition

The Zoning Committee is composed of a Chair, elected by and from the Neighborhood Council membership. The committee has no more than 21 members from the community. Efforts are constant to see that all sub-neighborhoods and groups in Jamaica Plain are represented.

Members of the community interested in serving should submit name, address, telephone number(s) and a brief biography to the Chair, who will present it to the committee. If approved by the committee, the request to serve will go to the Neighborhood Council for approval.

The Chair may be removed by the Council and members of the committee for just cause, which can include, but not be limited to, three unexplained consecutive absences from meetings.

The Zoning Committee may form ad hoc subcommittees to carry out specific tasks.

Committee Meetings

The Zoning Committee meets the third Friday of each month to consider IPOD issues. The Committee will also meet monthly when necessary to consider requests for variances. Agendas and related documents are circulated prior to meetings.

Minutes of meetings will be taken, and require approval at the next meeting.

All Zoning Committee meetings are open to the public. In order to facilitate discussion, committee members sit at the table and members of the public sit in the "audience".

Decision Making and Discussion

The Zoning Committee makes recommendations to the full Neighborhood Council for vote. Recommendations and other decisions are made on the motion--second--discussion--vote by committee members model. Majority rules with half or more current members present constituting a quorum.

At the beginning of each meeting committee members introduce themselves and, if feasible, members of the public do the same. Members of the public are welcome to participate in discussions, after members of the committee have spoken. Time for discussion may be limited.

Note: Committee members who have a financial interest in a project or particular matter coming before the zoning committee, or have family members who have such interests, shall not participate in the vote.

In addition, members who serve in a policy making role for any group or organization which has a financial interest in a particular matter before the zoning committee shall not participate in the vote.



JAMAICA PLAIN IPOD SUB-AREA & ZONING COMMITTEE MEETINGS

November	5	Sumner Hill
December	3	Jamaica Pond
	10	Zoning Committee
January	7	Zoning Committee
	13	Jamaica Hills
	28	Zoning Committee
February	11	Forest Hills
	18	Woodbourne
	25	Zoning Committee
March	10	Stoneybrook
	24	Jamaica South
	31	Zoning Committee
April	14	Zoning Committee
	20	Hyde Square
	28	Egleston
May	12	Jamaica Central
	26	Zoning Committee

TOOLS, TECHNIQUES AND PROCEDURES

ZONING PROCEDURES

DEVELOPMENT REVIEW PROCEDURES

HOW TO APPLY TO THE BOARD OF APPEAL

HOW TO APPLY FOR A BUILDING PERMIT

NATIONAL REGISTER AND BOSTON LANDMARKS DESIGNATION



ZONING PROCEDURES

City of Boston

Raymond L. Flynn, Mayor

Boston Redevelopment Authority

Robert L. Farrell, Chairman

Joseph J. Walsh, Vice-Chairman

James K. Flaherty, Treasurer

Clarence J. Jones, Vice-Treasurer

William A. McDermott, Jr., Member

Kane Simonian, Secretary

Robert J. Ryan, Director

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CITY OF BOSTON ZONING CODE

Zoning Regulations

All new construction, including extensions and changes to existing structures; all changes in land use, whether or not within a building; and all signs and billboards are subject to the zoning regulations of the City of Boston. The Boston Zoning Code, which is available from the Inspectional Services Department, mandates the maximum height, number of stories, and size of buildings and structures; the minimum size and width of lots, size of yards, usable open space per dwelling unit; and the use of buildings and land. Uses are categorized as allowed, forbidden (requiring a variance) or conditional (requiring a conditional use permit).

Zoning Districts

The Zoning Code divides the city into several categories of residential, business and industrial districts, with similar regulations for districts having substantially the same character. The Code also defines several categories of special purpose overlay districts which include planned development areas (PDAs) and urban renewal areas (URAs); adult entertainment, restricted and limited parking, flood hazard, institutional, and restricted roof structure districts. In these districts, the regulations specified for the the base district apply, except when they are in conflict with the special regulations for a particular overlay district. For example, developments in the restricted parking district are subject to zoning regulations of the specific base district but because parking is a conditional use in the overlay district, proposals which include parking require a conditional use permit. Districts are delineated on a series of twelve zoning maps, available from the Boston Redevelopment Authority (BRA) Mapping Department or the Inspectional Services Department (ISD).

Development Impact Projects

The Zoning Code categorizes most projects of 100,000 square feet or more as Development Impact Projects and, to increase the availability of low and moderate income housing, requires developers of such projects to make a development impact payment to the Neighborhood Housing Trust or to otherwise contribute to the creation of low and moderate income housing. A request for a variance, conditional use permit, exception or zoning map or text amendment triggers the need for Development Impact Project approval.

Development Impact Project plans must be submitted to the BRA for staff review. Upon staff approval, the plans are presented to the BRA Board at a public hearing. If the Board approves the plans, the developer enters into an agreement with the BRA and the Neighborhood Housing Trust to pay a Development Impact Project exaction. The BRA's recommendation is sent to the Board of Appeal and procedures for other zoning actions may be initiated.

The Building Commissioner shall not issue any building or use permit for a Development Impact Project unless the BRA has certified on the application, plans, drawings or specifications filed with the Commissioner that the documents have been subject to design review and are consistent with the BRA-approved project plan and that the applicant has entered into an agreement with the BRA and the Neighborhood Housing Trust.

ZONING AUTHORITIES

Zoning Commission

Zoning regulations are adopted, amended, or repealed by the Zoning Commission. The eleven-member board, appointed by the Mayor and subject to confirmation by the City Council, is comprised of three members selected by the Mayor and eight representatives of various development-related organizations, as specified in the zoning enabling legislation (Chapter 665 of the Acts of 1956 as amended). Actions of the Commission require a concurrent vote of not less than seven numbers. Amendments are subject to approval by the Mayor, or a lapse of 15 days after presentation to the Mayor, but a concurrent vote of nine members may overrule a mayoral veto.

Zoning Board of Appeal

The Board of Appeal is empowered to grant variances, conditional uses and exceptions to the Zoning Code and Building Code in response to requests from applicants who have been refused permits. The Board of Appeal consists of five members appointed by the Mayor. One member is selected solely by the Mayor and four are appointed by the Mayor from candidates nominated by specified development-related organizations. In action on an appeal, the Board may reverse in whole or in part the earlier decision of the Inspectional Services Department (ISD) which is responsible for issuing zoning and building permit approvals. Decisions of the Board require a concurrent vote of four-fifths of its members; decisions may be overturned by the Suffolk Superior Court or in residential cases, by the Housing Court of the City of Boston.

ZONING PROCEDURES

Zoning review is initiated by a request for a building or occupancy permit, as outlined below.

I. FILING FOR BUILDING AND/OR OCCUPANCY PERMIT

- o The applicant submits an application for a building and/or occupancy permit to Inspectional Services Department (ISD).
- o ISD inspects the application for compliance with the zoning code. A prefiling consultation with the Plans Examination/Zoning Section of ISD may expedite action.
- o If the application complies with the Building and Zoning Codes and with other City requirements, a permit is issued. If the application does not comply with code, ISD issues a refusal letter.

Time Frame: approximately 2 days to 2 weeks.

II. FILING FOR A ZONING CHANGE

If a project plan does not comply with the Zoning Code, exceptions to or changes in the Code may be sought in one of three ways. These are listed below, along with the circumstances under which a developer would most likely use any one of these methods of appeal and the procedures that are required.

A. ZONING VARIANCES, CONDITIONAL USE PERMITS, AND EXCEPTIONS

One alternative is to seek some relief from the zoning requirements specified for the district in which a project is proposed. Variances, conditional use permits, and exceptions are the three means of so doing. Each may be granted by the Board of Appeal after public notice and hearing.

To obtain a variance an applicant must demonstrate that special circumstances exist which make a property different from others in the district, creating unnecessary hardship for the owner of such property. For example, if a property has an unusual shape or topographic feature, a variance might be necessary for its reasonable development.

The Zoning Code specifies which uses are conditional, as distinct from those which are expressly allowed or forbidden in a district. To obtain a conditional use permit, an applicant must demonstrate that the proposed use is suitable for its location and will have no detrimental effects on the surrounding areas.

Zoning exceptions, which apply only to Planned Development and Urban Renewal Area projects, may be granted by the Board of Appeal without proof of hardship. The approval of exceptions is part of a more extensive review process for PDA's and URA's; the other necessary procedures are outlined on pages 7-9.

The procedures for obtaining a zoning variance, conditional use permit, or exception outlined below.

1.a. Applying to the Board of Appeal

- o The developer files an appeal with ISD for a variance or conditional use permit within 45 days of ISD's refusal to issue a building permit.
- o ISD then forwards copies of the application to the Board of Appeal, the Zoning Commission, and the BRA.
- o The developer informs and consults with abutters and community organizations.
- o The Board of Appeal schedules a public hearing, typically within 3-4 months. Public notice of the hearing is given 7 days in advance.

1.b. Filing for Development Impact Project Approval

- o For a proposal defined in the Zoning Code as a Development Impact Project (DIP), the applicant must submit a draft Development Impact Project Plan with schematic drawings to the BRA Zoning Section for staff review.
- o BRA staff reviews the application, and the applicant makes revisions as needed.
- o A DIP exaction agreement is drafted between the developer, and the BRA and Neighborhood Housing Trust.
- o After a public hearing, Board members vote action on the plan. The applicant enters into an agreement with the BRA and the Neighborhood Housing Trust to be responsible for a DIP exaction.
- o The BRA Director sends certifications of plan approval and the exaction agreement to the Board of Appeal.
NOTE: Procedures 1a and 1b can be initiated simultaneously. However, the Board of Appeal may not act on a DIP prior to the BRA's certification of approval.

2. BRA Review

- o The BRA staff reviews the proposal and consults with abutters and community organizations. (For Development Impact Projects, the review process outlined in Procedure 1b is equivalent to Procedure 2. Similarly, PDA's have a specific review process outlined on pages 13-16).
- o The staff's recommendation is presented to the BRA Board whose recommendation is sent to the Zoning Board of Appeal.

Time Frame: Minimum of 30 days; up to 2 months.

3. Board of Appeal Review and Hearing

- o Board of Appeal holds its hearing as scheduled, and in most cases, makes its decision on the hearing date.
 - If the application is approved, the applicant writes the decision for approval by the City Corporation Counsel and for signing by the Board of Appeal.
 - If the application is denied, the developer must wait one year to file again, unless 4 of 5 members vote to accept a petition or unless the application is substantially altered.
- o The Board of Appeal files its decision with ISD. The variance, conditional use permit, or exception for a PDA of less than 5 acres is null and void if not acted on within 2 years of Board's decision. Exceptions for PDA's of 5 or more acres may be extended beyond two years if work is proceeding.
- o Within 15 days of that filing, aggrieved parties may appeal to the Superior Court or in a case involving residential property, The Boston Housing Court, which can annul the Board's decision, make another decision or restrain any action which violates the zoning code.

Time Frame: 3-5 months from date of filing.

4. Building and/or Occupancy Permit Issuance

- o BRA final review, if required.
- o If no appeal is made to the Superior Court within 15 days after the filing of Board of Appeal's decision and if all other necessary permits and approvals have been granted, a building and/or occupancy permit may be issued.

Time Frame: Minimum of 15 days.

B. ZONING MAP OR TEXT AMENDMENT

A second alternative is to seek to change the zoning for an area or to change the text of the Code. Changes to the map and text may be initiated by any owner of land whose property would be affected by the proposed amendment.

The zoning maps and the text of the Boston Zoning Code may be amended by the Zoning Commission, following the procedures outlined below. Petition forms are available from the BRA's Zoning Section, which serves as staff to the Commission.

1. Applying to the Zoning Commission

- o The applicant consults with the Zoning Commission staff (BRA Zoning Section) concerning the reasons for and drafting of a petition to amend the zoning text or map.

- o The applicant files a petition to amend the code or map and, if the proposal is a Development Impact Project, submits a DIP application with schematic drawings.

Time Frame: Varies

2. BRA Review

- o BRA staff reviews the proposed amendment in consultation with community organizations.
- o The proposed amendment is submitted to the BRA Board with the staff's analysis and recommendation.
 - For proposals other than Development Impact Projects:
 - o The proposed amendment is submitted to the BRA Board with the staff's analysis and recommendation.
 - o The BRA Board votes and sends its recommendation to the Zoning Commission.
 - For Development Impact Projects involving amendments:
 - o BRA staff reviews the DIP application and schematic drawings; revisions are made, if necessary.
 - o A DIP exaction agreement is drawn up between the developer, and the BRA and Neighborhood Housing Trust.
 - o The BRA Board schedules a public hearing and gives notice of it.
 - o At the hearing, the Board reviews the staff's recommendation on the DIP application and proposed amendment.
 - o The Board votes action on the DIP application, on the BRA's recommendation to the Zoning Commission on the proposed amendment, and on its authorization of the exaction agreement and certification of such to the Zoning Commission.

Time Frame: Varies

3. Zoning Commission Review and Hearing

- o The Zoning Commission schedules a hearing no sooner than 20 days after the petition is filed and gives public notice of it at least 10 days in advance of the hearing.
- o At the hearing, the Commission considers the information provided by the petitioner, the BRA and other parties. The Commission may take the petition under advisement or vote action at the hearing.

Time Frame: Varies

4. Mayoral Review

- o Upon the Zoning Commission's approval, the amendment is reviewed by the Mayor.
 - If signed by the Mayor, the amendment is effective immediately.
 - If unsigned, it is effective after 15 days.
 - If returned to the Commission with objections, concurrent votes of at least 9 Commission members (at an additional meeting) are required to override the veto.

Time Frame: 16-20 days unless vetoed.

5. Building and/or Occupancy Permit Issuance

- o The developer files an application with the Inspectional Services Department (ISD). (This can be initiated prior to completion of procedures 3 and 4.)
- o ISD issues the permit if Zoning and Building Code requirements are met.

C. SPECIAL ZONING DESIGNATIONS

Special zoning designations require a zoning amendment, in addition to other procedures, and can be sought for Planned Development (PDA) and Urban Renewal Areas (URA). For such projects, zoning exceptions may be granted by the Board of Appeal without the proof of hardship needed to obtain a zoning variance. Special designations involve several sets of procedures, noted below.

PLANNED DEVELOPMENT AREA

PDA designation may be obtained for a project on a site of at least one acre. For PDA designation, the BRA must approve a development plan; The Zoning Commission must adopt a map amendment; and the Board of Appeal must grant exceptions to the Zoning Code. The submission materials required by the BRA for a PDA application are listed in the Appendix.

1. Filing for Planned Development Area Designation

- o The developer consults with the BRA Zoning Section, with abutters and community organizations.
- o Developer submits PDA application, schematic drawings, and Development Impact Project (DIP) application (if applicable) to BRA Zoning Section.

2. BRA Review

- o A BRA team reviews the application and schematic plans and consults with the developer to reach agreement on design development stage, as outlined in BRA design review procedures.
- o The BRA's Zoning Section reviews the exceptions to the Zoning Code that will be required.
- o A development plan is drafted and if the application is a Development Impact Project, an exaction agreement is drawn up between the developer and the BRA and Neighborhood Housing Trust.
- o Upon staff approval of the PDA plan, the BRA Board schedules and gives notice of its public hearing.
- o At the hearing or a subsequent Board meeting, the BRA Board votes action on the PDA plan and the DIP exaction agreement. If the Board approves the plan, its recommendation is sent to the Zoning Commission and Board of Appeal.

3. Zoning Commission Review and Hearing

- o Upon BRA Board approval, the BRA Director petitions the Zoning Commission for a PDA zoning designation, and the Director signs a cooperation agreement with the developer.
- o The Zoning Commission schedules a public hearing and gives public notice of it at least 10 days in advance.
- o The Zoning Commissions hears and takes action on the petition. A decision by concurrent votes of 7 out of 11 members is required for PDA approval.

4. Mayoral Decision

- o Upon Zoning Commission approval, the map amendment is forwarded to the Mayor for approval.
 - If the amendment is signed, the PDA designation is effective immediately.
 - If not signed, it is effective after 15 days.
 - If returned to the Commission with objections, 9 favorable votes of the Commission are required to override the veto. This step requires a further meeting of the Commission.

5. Applying for Building and/or Occupancy Permit

These procedures are outlined on page 3.

6. Applying to Board of Appeal for Exceptions to the Zoning Code

These procedures are outlined on pages 3-5.

7. Building and/or Occupancy Permit Issuance

- o If there is no appeal to the Superior Court within 15 days after filing of the Board of Appeal's decision and if all other necessary permits and approvals have been granted, building and/or occupancy permits may be issued.

8. Construction

- o The developer must submit any change orders during construction for BRA review and for ISD certification.

NOTE: PDA plans may be amended, following the procedures outlined above.

URBAN RENEWAL AREAS

Urban renewal areas and plans for them are drawn up by the BRA to physically and economically improve blighted areas. Once an area is designated, the BRA may dispose of parcels in it according to an improved plan. Both the establishment of an urban renewal area and the disposition of parcels in it involve zoning procedures. According to the Zoning Code, the whole or any part of a zoning sub-district may be established as an urban renewal area if all the land within the area is the site for a low-rent housing project, a housing project for elderly persons of low-income, or if the area consists solely of land for which the BRA has established use or dimensional controls as specified in an urban renewal plan.

To create an urban renewal area requires the approval of the BRA Board, Massachusetts Environmental Protection Act Unit, Boston City Council, and the Massachusetts Secretary of Communities and Development and in some instances the federal Department of Housing and Urban Development. Although the City is no longer engaged in designating urban renewal project areas, a number of those previously established are active sites for development. The BRA must initiate such designation; the Zoning Commission, after public notice and hearing, must adopt a map amendment establishing such an overlay district. There is no minimum lot size requirement as is needed for PDA designation. For development projects in urban renewal areas, certain deviations to the dimensional requirements of the Zoning Code are permitted without going to the Board of Appeal, if such deviations have already been approved by the BRA following its design review of the proposal. The deviations that can be granted are for lot size, lot frontage, front, side and rear yards, open space per dwelling unit, height, and setback of parapet. Deviations for use, floor area ratio, and off-street parking, however, must be granted by the Board of Appeal, following the procedures outlined on pages 3-5.

APPENDIX

CHECKLIST OF REQUIREMENTS OF THE DEVELOPER FOR PLANNED DEVELOPMENT AREA PROPOSALS

Planned Development Areas procedures require the developer to submit written and graphic documents to the Boston Redevelopment Authority in four phases as follows:

1. PHASE 1

Intended to describe the intent, scope and context of development, as well as the architectural goals and concepts generating the design. This phase forms the basis for BRA staff evaluation of the merit of the proposal. Upon approval, Phase II can commence.

REQUIRED INFORMATION:

A. Financing

1. A market analysis describing the expected strengths or weaknesses of the supplies and demands for those spaces from which income or profit upon sale are expected by the developer. Such analysis shall apply to the context of the City of Boston as a whole, as well as to the particular district. This analysis should indicate the particular rental or sale ranges expected from space devoted to each use.
2. A financial cash flow analysis indicating the interaction of the following factors:
 - o Cost of land, buildings and (estimated) new construction.
 - o The rent roll and other expected income or capital gain through sale.
 - o Depreciation.
 - o Estimated real estate taxes (including expected valuation and tax rate).
 - o Operating expenses.
 - o Fees and legal costs.
 - o Amounts of equity and mortgages as well as costs of debt service.
3. Full disclosure of the names and addresses of all financially involved participants.

4. The names and addresses of all owners of property and rights within and abutting the proposed development parcels. Describe the nature of the agreements for securing parcels not owned by the prospective developer.

B. Land Use

1. Uses shall be described in terms of the activities of those using the particular facility (e.g., residential, office, commercial, recreation open space, etc.).
2. The quality of these uses shall be described in terms such as the following: high/low/moderate income; family/student/elderly housing; retail/wholesale/specialty commercial; long/short term parking, free/tenant/open-to-the-public parking; public/play/park/planted open space, etc.
3. The number of units and square footage areas of each shall be tabulated according to the descriptions above, in aggregate and on a per floor basis.

C. Schematic Design

1. Site plan at an appropriate scale (e.g., 1" = 16' or 1" = 20') showing:
 - o General relationships of proposed and existing buildings and open space. Open spaces mutually defined by buildings on adjacent parcels and across streets shall be included.
 - o General location of walks, driveways, parking, service areas, roads, and major landscape features.
 - o Pedestrian and vehicular (including service) access and flow through the parcel and to adjacent areas.
 - o Survey information, such as existing elevations, benchmarks, utilities, etc.
 - o Current ownership (including purchase options) of all portions of the development site.
 - o Phasing possibilities, if any.
 - o Construction limits, if applicable.
2. Schematic building plans showing ground floor and typical upper floor(s).
3. Massing model at 1" = 100' for use in the Authority's downtown cityscape model.

4. Shadow studies showing the effects of the proposed massing on the surrounding area with particular attention to nearby public spaces including sidewalks, parks, and plazas.

Submission of site plan and massing options, as well as other sketches and diagrams which will help clarify design issues and the proposed solution is encouraged. After review and agreement on the program, site plan and massing, the following materials are required:

5. Building and landscape plans; elevations in the context of the surrounding area; and sections showing organization of functions and spaces, all at an appropriate scale (e.g., 1" = 8'). These drawings shall describe architectural massing, facade design, and proposed materials.
6. Site model at an appropriate scale (1" = 20' or larger). All nearby buildings and streets should be included to illustrate the relationship of proportions, materials and facade treatment to the surrounding buildings.
7. Wind impact studies describing the effect of the project on the surrounding area with particular attention to nearby public spaces including sidewalks, parks, and plazas.
8. Description of special energy conservation features of buildings which exceed the standards set out in Article 20 of State Building Code, including materials, design features, load management systems, and other approaches. Description of supply systems, fuel types and estimated annual fuel use per unit and total for heating, cooling, cooking, and other special uses.

D. Zoning

1. Existing zoning designation.
2. Floor area ratio (F.A.R.) and net dwelling unit densities (if any - in ratios indicating dwelling units/acre and people/acre) for the parcels concerned.
3. Setbacks, heights.
4. Parking.
5. Usable open space and required lot size(s).
6. Uses forbidden or conditional in that area as presently zoned.

E. Scheduling

Schedules indicating the estimated duration and due dates of the following activities:

1. Presentation and review of proposed development with abutters and community organization.
2. Phase II submissions to the BRA staff and Board, Zoning Commission, and the Zoning Board of Appeal.
3. Phase III submission.
4. Construction starts and completions.
5. Occupation of each part of the development.

II. PHASE II

Intended to update all Phase I submissions and to establish substantially final preliminary design drawings as the basis for the agreement between the developer and the BRA. Upon agreement and approval by the BRA Board, the proposal can be presented to the Zoning Commission for development district designation, and to the Board of Appeal for necessary zoning exceptions. When these approvals are given, Phase III can commence.

REQUIRED INFORMATION:

- A. Updated financial information as required in Phase I, indicating revisions.
- B. Updated land use information as required in Phase I, indicating revisions.
- C. Design Development
 1. Site plan at an appropriate scale (e.g., 1" = 16' or as determined after approval of SCHEMATIC DESIGN) showing:
 - o Relationship of proposed building and open space to existing adjacent buildings, open spaces, streets, and buildings and open spaces across streets.
 - o Proposed site improvements and amenities including paving, landscaping, lighting and street furniture.
 - o Building and site dimensions, including setbacks and other dimensions subject to zoning requirements.
 - o Any site improvements or areas proposed to be developed by some other party (including identification of responsible party).
 - o Proposed site grading, including typical existing and proposed grades at parcel lines.

2. Site sections at an appropriate scale (e.g., 1" = 16' or as determined after approval of SCHEMATIC DESIGN).
3. Building plans (including preliminary structural and mechanical drawings), sections and elevations at an appropriate scale (e.g., 1" = 8') developed from approved schematic design drawings. Elevations shall show the project in the context of the surrounding area as required by the Authority to illustrate relationships of character, scale and materials. All plans, sections and elevations shall reflect the impact of proposed structural and mechanical systems on the appearance of exterior facades, interior public spaces, and roofscape.
4. Large-scale (e.g., 3/4" = 1'-0") typical exterior wall sections, elevations and details sufficient to describe specific architectural components and methods of their assembly.
5. Outline specifications of all materials for site improvements, exterior facades, roofscape, and interior public spaces.
6. Study model at an appropriate scale (e.g., 1" = 16', or as determined after approval of SCHEMATIC DESIGN) showing refinements of facade design.
7. Shadow studies and quantitative wind impact analysis at pedestrian levels showing the effect of the project on the surrounding area with particular attention to nearby public spaces including sidewalks, parks, and plaza's.
8. Eye-level perspective drawings showing the project in the context of the surrounding area.
9. Description of anticipated energy loads, including methodology used in their calculation. (Loads for private and common areas should be calculated per square foot.) Detailed description of energy supply systems with life-cycle cost analysis documenting the choice of the energy system. Options should include thermal storage, air and water-based heat pumps, active and passive solar energy systems.

An updated schedule indicating the estimated duration and due dates of the activities of Phase I scheduling, also a statement outlining the variances, waivers or deviations from existing city, state, or federal regulations, and licenses required for the construction or use of the project, and an indication of any progress to date for obtaining them. Estimated dates of further progress will also be given.

III. PHASE III

Intended for use in securing final BRA approval. Upon approval, the developer's drawings are certified by the BRA for issuance of building permits by the City of Boston Inspectional Services Department.

REQUIRED INFORMATION:

- A. A certified plot plan of land.
- B. Written description of the project, including all program elements and space allocation for each element, and zoning calculations.
- C. Site plan showing all site development and landscape details for lighting, paving, planting, street furniture, utilities, grading, drainage, access, service, and parking.
- D. Complete architectural and engineering Drawings and Specifications.
- E. Full-size assemblies (at the project site) of exterior materials and details of construction.
- F. Eye-level perspective drawings or presentation model that accurately represents the project, and a rendered site plan showing all adjacent existing and proposed structures, streets, and site improvements.
- G. Site and building plan at 1" = 100' for Authority use in updating its 1" = 100' Photogrammetric Map Sheets.
- H. A clear statement of all differences from each part of Phase II.
- I. Construction schedule for the project.

IV. PHASE IV

Intended for reviewing construction change orders.

- A. All Contract Addenda, Change Orders, and other modifications and revisions of approved Contract Documents which affect site improvements, exterior facades, roofscape, and interior public spaces.
- B. Shop drawings of architectural components which differ from, or were not fully described in Contract Documents.

Site visits will be conducted to insure construction of the project in accordance the approved Contract Documents.

DEVELOPMENT REVIEW PROCEDURES

Boston Redevelopment Authority

DEVELOPMENT REVIEW PROCEDURES

CITY OF BOSTON

Raymond L. Flynn, Mayor

BOSTON REDEVELOPMENT AUTHORITY

Robert L. Farrell, Chairman

Joseph J. Walsh, Vice-Chairman

James K. Flaherty, Treasurer

Clarence J. Jones, Vice-Treasurer

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Stephen Coyle, Director

1985, Revised 1986

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INTRODUCTION

As the city's planning and development agency, the Boston Redevelopment Authority (BRA) functions as a coordinator for development projects and has direct responsibility for reviewing development proposals. The BRA's review authority covers a wide range of projects. Projects may require zoning review initiated by a request for a building or occupancy permit from the Inspectional Services Department (ISD), review of financing mechanisms such as Chapter 121A, Commercial Area Revitalization Districts (CARDs), and Urban Development Action Grants (UDAGs), and review of proposals for publicly owned land.

The BRA reviews proposals for their overall viability and expected benefits to the city. Review criteria may vary depending on location, type, and size of the project. Design criteria include specifications for building height, massing, materials, and other guidelines to preserve Boston's history and character. Environmental concerns which are assessed include a project's impacts on sunlight, daylight, wind, groundwater, and air and water quality, both during construction and upon completion. Effects on surrounding neighborhoods, displacement, and community participation are also considered in the review process. Transportation review is concerned with the impacts of additional traffic, parking and loading, and examines proposed changes to rights-of-way or physical changes, encroachments on public space, curb cuts, and requirements of the Boston Air Pollution Control Commission, if applicable. Review criteria are included in the Zoning Code and planning documents.

This booklet outlines the BRA's review process, describes the sources which initiate the BRA's various review functions, outlines the stages of its review, and provides a comprehensive list of submission requirements and development review fees. Projects vary in size and complexity; therefore not all requirements are appropriate to all projects. For example, requests for zoning actions to construct a three-unit dwelling require a review quite different than that for a multi-story commercial project. The extent of the review is defined at an initial meeting between the developer and BRA staff.

Before construction on any project commences, a building permit must be obtained from ISD which is responsible for enforcing the Zoning Code, the Massachusetts State Building Code, and other laws and ordinances relating to building construction and occupancy.

The Massachusetts Environmental Policy Act (MEPA) requires a state review of certain projects to evaluate their environmental impacts. Because MEPA applies to a number of projects which undergo BRA reviews, MEPA's authority and procedures are outlined in Appendix 4.

BRA DEVELOPMENT REVIEW PROCEDURES

To evaluate the quality and appropriateness of a proposal based on objectives stated in plans, guidelines, and regulations governing development in Boston, the Boston Redevelopment Authority conducts a four-stage review process. This review is conducted by BRA staff from its design, development, planning, transportation, environmental, zoning, and engineering departments. The staff is assisted on a project by project basis by citizen advisory groups, the Boston Civic Design Commission, professional associations, and other constituencies. The time-frame for development review and the sequence of phasing may vary depending on the complexity of the project.

Concurrent with the design review of a project and prior to project approval, developers may be required to formulate (1) an access plan which outlines how adverse traffic impacts will be mitigated; (2) an affirmative housing plan; and (3) an employment plan. The submission materials and circumstances under which such plans are required are outlined in the following section entitled "Submission Requirements".

Step One: DEVELOPMENT CONCEPT

Projects are either privately or publicly initiated and the first step in development review varies accordingly. For a privately initiated project, the developer contacts the BRA with a letter of interest which briefly describes the project. The BRA meets with the developer to discuss the development concept, government regulations and procedures, and submission requirements appropriate to the project from the comprehensive list included in this document.

Publicly initiated projects include the disposition or leasing of city- or BRA-owned property which, because of size and location, require development review by the BRA. At the request of the city for city-owned property or at its own behest for BRA-owned property, the BRA may prepare a developer's kit for a specific site, outlining the development concept and guidelines. A request for proposals to develop the site is usually publicly advertised. The applicants are interviewed and the proposals are reviewed by the BRA. For projects proposed in a neighborhood setting, community representatives are notified. Based on the evaluation, the BRA grants tentative designation to a developer for BRA-owned property, or for city-owned property recommends a developer to the Real Property Board or Public Facilities Commission. From this point on, publicly and privately initiated projects follow similar review procedures. In some cases for BRA-owned property, tentative designations will not be made until after schematic review.

Step Two: SCHEMATIC REVIEW

This review is intended to secure agreement on and approval of the basic development concept prior to extensive design development. At this stage, the developer submits schematic project materials requested by the BRA. BRA staff reviews the proposal and recommends revisions. The schematic design is subject to environmental review to determine

microclimate and other impacts, and, if necessary, the project is changed to mitigate adverse impacts. During the schematic stage, various environmental impacts will be assessed, especially traffic, wind, sunlight and daylight. For large-scale projects, a draft environmental impact assessment report may be required. Simultaneously, the Boston Civic Design Commission (BCDC) reviews schematic designs to make recommendations to the Mayor and the BRA as to the Commission's approval, need for modification or further review, or disapproval of the plans. If two-thirds of the Commission votes to disapprove of the schematic design, the Boston Redevelopment Authority, or where appropriate, the Mayor may require a redesign of the project. Acceptance by the BRA and BCDC of the schematic design initiates the next stage of review.

Step Three: DESIGN DEVELOPMENT

The third phase of review is intended to secure agreement on and approval of the final design prior to extensive and detailed work on the working drawings. At this stage, financing mechanisms are refined. Applications for government subsidy programs are prepared for publicly supported projects. ISD staff shall join in the review process at this stage.

The developer submits design development materials as requested by the BRA and ISD. The materials are reviewed by BRA and ISD staff and, if necessary, modifications are requested. A final environmental review is conducted and a final environmental impact assessment report may be required.

At this stage, the BRA Board acts on development proposals to recommend appropriate zoning actions to the Zoning Commission and Board of Appeal, and to designate or recommend developers for public property. The public is invited to comment on projects. Based on BRA and ISD staff analyses and public comments, the Board recommends appropriate actions to other government entities and/or grants final designation of developers for BRA property. The timing of BRA Board actions with respect to the final designation of developers may vary. If final designation precedes any aspect of review, the developer is nonetheless bound to complete all requirements prior to the BRA's approval of contract documents.

The Zoning Commission and Board of Appeal consider the BRA's recommendations in their decisions. The Board of Appeal may condition its approval of a requested zoning action on final design review by the BRA. (Zoning Procedures, a booklet which complements this one, outlines the stages of zoning review.)

Step Four: CONTRACT DOCUMENTS

Prior to the issuance of a building permit by the Inspectional Services Department, the BRA and ISD review final working drawings and the selection of all building materials visible to the public. This review is intended to secure final agreement on and approval of the contract documents and the complete proposal.

During preparation of the contract documents, it is the developer's responsibility to notify the Authority and secure its approval of all changes from the approved design development drawings that are contemplated for site improvements, exterior facades, roofscape and interior public spaces. Progress drawings representing 50% completion of the contract documents may be required for review by the Authority.

Once contract documents have been approved and construction has begun, the only items subject to additional review will be requests for change orders in the construction. The developer must request permission to make changes from approved drawings, which may not be undertaken until such approval has been obtained from the BRA and ISD. Site visits may be conducted to ensure construction of the project is in accordance with the contract documents. After review of the project by BRA staff, a certificate of completion will be approved by the Board, certifying that the project has been completed according to the terms of the Authority's tentative and final designations. A Certificate of Occupancy must be obtained from ISD prior to occupancy of the building.

BRA REVIEW AUTHORITY

A project may require BRA review for three reasons: a request for a building or occupancy permit that requires zoning relief, the use of financing mechanisms or the leasing or disposition of public property. One or more of these reasons may be applicable to an individual project and will initiate review by the Authority.

1. ZONING REVIEW

Zoning review is initiated by a request for a building or occupancy permit. If the application complies with the Building and Zoning Codes and with other city requirements, a permit is issued by ISD. If a project plan does not comply with the Zoning Code, permission to deviate from the Code may be sought by an exception, variance, conditional use permit from the Board of Appeal after a formal letter of refusal is obtained from ISD. Following BRA staff review and Board recommendation, the Board of Appeal holds a public hearing and the zoning variance or conditional use permit may be approved.

Zoning Variances and Conditional Use Permits

To obtain a variance an applicant must demonstrate that special circumstances exist which make a property different from others in the district. The Zoning Code specifies which uses are conditional, as opposed to those which are specifically allowed or forbidden in a district. The applicant obtains a conditional use permit by demonstrating that the proposed use is suitable for its location and will not have a detrimental effect on the surrounding areas.

Special Zoning Designations

The Zoning Code defines several categories of special purpose overlay districts which include Planned Development Areas (PDAs) and Urban Renewal Areas (URAs) and Interim Planning Overlay Districts (IPODs). In these districts, the regulations specified for the base district apply, except when they are in conflict with the special regulations for a particular overlay district which then requires a special zoning designation. Special zoning designations require a zoning amendment in addition to other procedures and can be sought for PDAs and URAs.

o Planned Development Areas

PDA designation may be obtained for a project on a site of at least one acre. To effectuate a PDA designation, the BRA must approve a development plan, the Zoning Commission must adopt a map amendment, and the Board of Appeal must grant exceptions to the Zoning Code.

o Urban Renewal Subdistricts

An urban renewal subdistrict designation is only allowed within an already approved urban renewal project area. It is available only after the BRA is assured the proposal's zoning map amendment conforms with the area's urban renewal plan and with the specific requirements for development of the particular subdistrict.

- o Interim Planning Overlay Districts

An Interim Planning Overlay District is a zoning mechanism used to control development while changes to the Zoning Code are being reviewed and debated. IPODs will prohibit the construction of new buildings inconsistent with the proposed Zoning Code changes.

The interim overlay zoning stays in place for only a limited time. If, during the interim period, the original zoning is changed, then the new zoning will control development at the end of the interim period. If no change occurs, the zoning reverts to the previously existing zoning.

Development Impact Projects

A request for a variance, conditional use permit, exception, and zoning map or text amendment triggers the need for Development Impact Project approval if the project is 100,000 square feet or more of commercial space. Developers of such projects are required to make a development impact payment to the Neighborhood Housing Trust or to contribute to the creation of low and moderate-income housing in the city.

Development Impact Project (DIP) Plans must be submitted to the BRA for staff review, and subsequently presented to the BRA Board at a public hearing. If the Board approves the plans, the developer enters into a Development Impact Project Exaction Agreement with the BRA. Under the requirements of the city's Zoning Code, the Board of Appeal and the Zoning Commission can not approve a project until the Authority certifies that a DIP Agreement has been executed.

2. REVIEW OF FINANCING MECHANISMS

The BRA has review authority for three types of financing mechanisms to be used to allow developments which provide public benefits to the city. These financing mechanisms include Chapter 121A, Commercial Area Revitalization Districts (CARDs), and Urban Development Action Grants (UDAGs).

Chapter 121A

Under M.G.L., Chapter 121A and Chapter 652 of the Acts of 1960, the BRA, with the approval of the Mayor, has the power to approve applications for the formation of non-profit, limited dividend or cooperative entities for the purpose of redevelopment in a blighted, open, decadent or substandard area. Chapter 121A essentially offers a tax incentive to build in a blighted area.

Chapter 121A provides for 15 years exemption from taxation on real and personal property. The corporation instead pays a Section 10 excise tax of 5 percent of gross income and \$10 per \$1000 of fair cash valuation to the Commonwealth of Massachusetts. Section 6A payments agreed upon by the corporation and the city are paid directly to the city. Following a BRA staff review, public hearing, and BRA Board approval, the application goes to the Mayor for approval.

Commercial Area Revitalization District

The BRA is responsible for administering the state-assisted grant program, Commercial Area Revitalization District (CARD). Through the CARD program, economic development incentives are made available to commercial and industrial enterprises for development projects and the leasing of new facilities.

To be eligible, a development project or leasing program must be located in a CARD. A CARD may be located in either neighborhoods or the downtown core. The incentives for commercial enterprises to locate in a CARD include below market interest rate Industrial Revenue Bonds, mortgage insurance on a portion of the total project financing, and a net income deduction and tax credit to be applied to state corporate excise taxes which are owed by a commercial enterprise certified as an eligible business facility by the State Job Incentive Bureau.

As the city planning agency, the BRA conducts a financial analysis to determine if the project requires an Industrial Revenue Bond to be economically feasible and if it fits into the CARD plan. Following staff review and approval, a letter of approval is sent to the Boston Industrial Development Finance Agency which issues and approves the Industrial Revenue Bond.

Urban Development Action Grants

An Urban Development Action Grants (UDAG) is a financing mechanism which assist developments requiring public assistance by supplementing the private investment. UDAGs are primarily used for leveraging private investment and job creation. To be eligible for a UDAG, the project must have definitive financial commitment by a private investor and must include housing and community development or economic activity. City of Boston policy stipulates that UDAG funds are made as loans rather than grants. The loan repayments are used for neighborhood economic development projects throughout the city.

The BRA plays a strong role in UDAGs in design and environmental review and the preparation of the UDAG proposal. The City Council gives final approval, prior to the Department of Housing and Urban Development submission.

3. REVIEW FOR THE LEASING AND DISPOSITION OF PUBLIC PROPERTY

The selling or leasing of public property may initiate development review by the BRA. For certain BRA and city-owned parcels, the BRA prepares developer kits which outline design and development guidelines. To formulate guidelines for some parcels, the BRA seeks the assistance of community groups and the Boston Society of Architects. The BRA then makes a request for proposals and reviews the submissions received. A tentative designation is recommended for the most appropriate proposal. The proposal is then subject to the extensive review process described on pages 2-4, similar to that of privately-initiated projects. At its completion, the developer is granted final designation.

SUBMISSION REQUIREMENTS

Following is a comprehensive list of BRA submission requirements. Developers of large projects, typically those greater than 100,000 square feet in size, would be required to provide much of this information. Smaller proposals would provide only the information appropriate to their context and complexity, as defined by the BRA. Financing mechanisms, such as Chapter 121A, CARD, and UDAG programs, have additional requirements which are defined in other booklets. ISD requirements may be obtained from that department.

In addition to full-size scale drawings, 5 copies of a bound booklet containing all submission materials reduced to size 8½ x 11, except where otherwise specified, are required. For projects to be reviewed by the Boston Civic Design Commission, 10 booklets containing the applicant information and the design submission materials are required.

I. Applicant Information

A. Development Team

1. Names
 - a. Developer (including description of development or Chapter 121A entity)
 - b. Attorney
 - c. Project consultants
2. Business address and telephone number for each
3. Designated contact for each
4. Description of current or formerly-owned developments in Boston

B. Legal Information

1. Legal judgements or actions pending concerning the proposed project
2. History of tax arrears on property owned in Boston by development team
3. Property Title Report including current ownership and purchase options of all parcels in the development site

II. Financial Information

(See Appendix 1 for sample forms.)

- A. Full disclosure of names and addresses of all financially involved participants and bank references
- B. Nature of agreements for securing parcels not owned by prospective developer

- C. Development Pro Forma
- D. Operating Pro Forma
- E. Sales Pro Forma
- F. Additional financial information pertinent to Chapter 121A, CARD, and UDAG applications

III. Project Area

- A. Description of metes and bounds of project area
- B. For Chapter 121A, CARD, UDAG, statements of fact establishing the need and rationale for such a designation (as required in their procedures)

IV. Relocation Information

- A. Statement by applicant concerning applicability to project of any Federal or State Relocation Regulations, and Citation of Regulations believed applicable
- B. If Chapter 121A, 121B or Chapter 79A is applicable then a statement is required that relocation information and relocation plan will be submitted under separate cover in accordance with Chapter 121A, 121B or Chapter 79A requirements.
- C. For projects not covered by federal or state programs containing relocation regulations, the following information:
 - 1. Number of units in building(s) to be demolished or vacated
 - 2. Number of occupied units, by type, per building
 - 3. Tenure of occupants (owner/tenant/sub-tenant)
 - 4. Name and address of each occupant (owner or prime tenant)
 - 5. Information on size and monthly costs:
 - a. Residential unit - number of rooms, bedrooms, and monthly rent, indicating included utilities
 - b. Non-residential - gross square feet of area, number of floors, including ground floors and monthly rent, indicating included utilities
 - 6. Length of occupancy of current occupant in unit (and building if greater)
 - 7. Estimate of the total number of small businesses
 - 8. Number, if any, of minority households or businesses displaced

9. Net increase or decrease in number of units:
 - a. Total number of housing units proposed
 - b. Reduction in rent controlled units

V. Project Design

A. Phase I Submission: Project Schematics

1. Written description of program elements and space allocation for each element
2. Neighborhood plan and sections at an appropriate scale (1" = 50' or larger) showing relationships of the proposed project to the neighborhood's:
 - a. massing
 - b. building height
 - c. scaling elements
 - d. open space
 - e. major topographic features
 - f. pedestrian and vehicular circulation
 - g. land use
3. Black and white 8"x10" photographs of the site and neighborhood
4. Sketches and diagrams to clarify design issues and massing options
5. Eye-level perspective (reproducible line drawings) showing the proposal in the context of the surrounding area
6. Aerial views of the project
7. Site sections at 1" = 20' or larger showing relationships to adjacent buildings and spaces
8. Site plan at an appropriate scale (1" = 20' or larger) showing:
 - a. General relationships of proposed and existing adjacent buildings and open space
 - b. Open spaces defined by buildings on adjacent parcels and across streets

- c. General location of pedestrian ways, driveways, parking, service areas, streets, and major landscape features
 - d. Pedestrian, handicapped, vehicular and service access and flow through the parcel and to adjacent areas
 - e. Survey information, such as existing elevations, benchmarks, and utilities
 - f. Phasing possibilities
 - g. Construction limits
9. Massing model at 1" = 100' for use in the Authority's downtown base model.
 10. Drawings at an appropriate scale (e.g., 1" = 8') describing architectural massing, facade design and proposed materials including:
 - a. Building and site improvement plans
 - b. Elevations in the context of the surrounding area
 - c. Sections showing organization of functions and spaces
 11. Preliminary building plans showing ground floor and typical upper floor(s)
 12. Proposed schedule for submission of design development materials

B. Phase II Submission: Design Development

1. Revised written description of project
2. Revised site sections
3. Revised site plan showing:
 - a. Relationship of the proposed building and open space to existing adjacent buildings, open spaces, streets, and buildings and open spaces across streets
 - b. Proposed site improvements and amenities including paving, landscaping, lighting and street furniture
 - c. Building and site dimensions, including setbacks and other dimensions subject to zoning requirements
 - d. Any site improvements or areas proposed to be developed by some other party (including identification of responsible party)

- e. Proposed site grading, including typical existing and proposed grades at parcel lines
- 4. Dimensioned drawings at an appropriate scale (e.g., 1" = 8') developed from approved schematic design drawings which reflect the impact of proposed structural and mechanical systems on the appearance of exterior facades, interior public spaces, and roofscape including:
 - a. Building plans
 - b. Preliminary structural drawings
 - c. Preliminary mechanical drawings
 - d. Sections
 - e. Elevations showing the project in the context of the surrounding area as required by the Authority to illustrate relationships or character, scale and materials
- 5. Large-scale (e.g., 3/4" = 1'-0") typical exterior wall sections, elevations and details sufficient to describe specific architectural components and methods of their assembly
- 6. Outline specifications of all materials for site improvements, exterior facades, roofscape, and interior public spaces
- 7. A study model at an appropriate scale (e.g., 1" = 16', or as determined after review of schematic design) showing refinements of facade design
- 8. Eye-level perspective drawings showing the project in the context of the surrounding area
- 9. Samples of all proposed exterior materials
- 10. Complete photo documentation (35 mm color slides) of above components including major changes from initial submission to project approval

C. Phase III Submission: Contract Documents

- 1. Final written description of project
- 2. A site plan showing all site development and landscape details for lighting, paving, planting, street furniture, utilities, grading, drainage, access, service, and parking
- 3. Complete architectural and engineering drawings and specifications
- 4. Full-size assemblies (at the project site) of exterior materials and details of construction

5. Eye-level perspective drawings or presentation model that accurately represents the project, and a rendered site plan showing all adjacent existing and proposed structures, streets and site improvements
6. Site and building plan at 1" = 100' for Authority's use in updating its 1" = 100' photogrammetric map sheets

D. Phase IV Submission: Construction Inspection

1. All contract addenda, proposed change orders, and other modifications and revisions of approved contract documents which affect site improvements, exterior facades, roofscape, and interior public spaces shall be submitted to the Authority prior to taking effect.
2. Shop drawings of architectural components which differ from or were not fully described in contract documents

VI. BRA Environmental Impact Assessment

Whether or not a project comes within the purview of the Massachusetts Environmental Policy Act review requirements, the BRA may request all or several of the environmental analyses listed below. The extent of analyses required depends on the size, location, and complexity of the project.

A. Transportation Impacts/Access Plan

1. Parking
 - a. Number of spaces provided indicating public and private allocation
 - b. Reduction in parking from previous use of site
 - c. Proposal's impact on demand for parking
 - d. Parking plan, including layout, access, and size of spaces
 - e. Evidence of compliance with City of Boston parking freeze requirements
2. Loading
 - a. Number of docks
 - b. Location and dimension of docks
3. Access
 - a. Size and maneuvering space on-site or in public right-of-way

- b. Access, curb cuts, and/or sidewalk changes required
- 4. Vehicular Traffic
 - a. Project vehicular traffic demand and generation (daily and peak-hours) and distribution
 - b. Circulation and access impacts on the local and regional street system and local intersections (traffic impact area), including capacity and level-of-service analyses
 - c. Modal split and vehicle occupancy analysis
- 5. Public Transportation
 - a. Location and availability of public transportation facilities
 - b. Usage and capacity of existing system
 - c. Peak-hour demand and capacity analysis
 - d. Measures to encourage use of public transportation
- 6. Pedestrian Circulation
 - a. Demand and capacity analysis on project area sidewalks
 - b. Connections to public transportation station stops
 - c. Effect on pedestrian flows of project parking and servicing entrances and exits
- 7. Access Plan
 - a. Measures to manage parking demand and optimize use of available parking spaces, including:
 - o Proposed rate structures(s)
 - o Ride-sharing incentives and information dissemination
 - o Set-asides for high-occupancy-vehicles: number and location
 - o Set-asides for after morning commuter peak (usually 9:30 or 10:00 a.m.)
 - b. Measures to encourage public transportation use, including:
 - o Mass transit information dissemination
 - o MBTA pass sales and subsidies
 - o Direct station links or pedestrian connections

- c. Measures to reduce peaking, including:
 - o Encouragement of flexible work hours
 - o Restrictions on service and good deliveries
- d. Measures to mitigate construction impacts, including:
 - o Time and routes of truck movements
 - o Storage of materials and equipment
 - o Worker parking and commuting plan
- e. Monitoring and reporting measures

B. Wind

Information on pedestrian level winds is required during the schematic design stage for build and no-build conditions. Wind tunnel testing will be required for:

- a. Any building higher than 150 feet
- b. Any building 100 feet high and two times higher than the adjacent buildings
- c. Other buildings which fall below these thresholds, but because of their context and particular circumstances would require wind tunnel testing

Particular attention shall be given to public and other areas of pedestrian use (sidewalks, plazas, building entrances, etc.) adjacent to and in the vicinity of the project site.

1. Wind tunnel testing is to be conducted in two stages - Stage I Qualitative Study and Stage II Hot Wire Testing. For Stage I, an erosion study (or equivalent methodology) must be conducted to determine potential problem areas and to identify appropriate placement of sensors for hot wire testing.
2. Wind tunnel testing should be conducted according to the following criteria:
 - a. Results of wind tunnel testing should be consistently presented in miles per hour (mph).
 - b. Velocities should be measured at a scale equivalent to 6 feet above ground level.
 - c. The instrument should have a frequency response that is flat to 100 hertz and filters out any higher frequency (hot wire testing).
 - d. The expected one percent occurrence of hourly average, effective gust, and peak gust velocities should be reported (hot wire testing).

- e. Erosion study data shall be presented in tabular form and graphically through photographs showing changes between build and no-build conditions.
 - 1. Wind directions from the sixteen compass points shall be used noting the percent or probability of occurrence of each direction on a seasonal and annual basis.
 - 2. Wind velocities for each direction shall include the intervals: 0-15 mph and every 5 mph interval from 15 to 40 mph inclusive.
 - 3. For each ground station tested, data shall include, in addition to the annualized 1% occurrence of wind speeds, the 1% wind velocities for each of the four seasons of the year and the percentile contribution of the 1% wind velocity from each of the 16 wind directions.
- f. Hot wire data shall be presented both in tabular form and graphically on a map to indicate velocity changes between build and no-build conditions.
 - 1. The effective gust velocity can be computed by the formula: average hourly velocity plus $1.5 \times \text{root mean square (rms) variations about the average}$.
 - 2. Analysis should be presented as follows:
 - a. Present data for existing (no-build) and future build scenarios as follows:
 - Mean velocity (exceeded 1% of time)
 - Effective gust velocity (exceeded 1% of time)
 - b. Compare mean and effective gust wind speeds on both annual and seasonal basis, by wind direction.
 - c. Provide a written descriptive analysis of wind environment and impacts for each sensor point including such items as source of winds, direction, seasonal variations, etc., as applicable. Include analysis of suitability of location for various activities (e.g., walking, sitting, eating, etc.) as appropriate.
 - d. Provide maps of sensor locations with wind speed data, graphically indicating changes in wind speeds.

3. For areas where wind speeds are projected to exceed acceptable levels, measures to reduce wind speeds and mitigate potential adverse impact shall be identified.

C. Shadow (Information should be provided during the schematic design stage.)

1. Shadow analysis plans should be submitted at a scale of 1' = 40' and 1" = 100'.
2. Shadow impact analysis must include net new shadows as well as existing shadows.
3. Initial shadow analyses must include shadow impacts for build and no-build conditions for the hours 9:00 a.m., 12:00 noon, and 3:00 p.m. conducted for four periods of the year at the vernal equinox, autumnal equinox, winter solstice, and summer solstice.
4. Shadow analyses also are to be conducted at 10:00 a.m., 11:00 a.m., 12:00 noon, 1:00 p.m., and 2:00 p.m. on October 21 and November 21, and must show the incremental effects of the proposed massing on proposed or existing public spaces including major pedestrian areas.
5. Additional shadow analyses may be required depending on the particular physical characteristics of the site including its solar orientation relative to public open spaces, pedestrian patterns and street patterns, and existing shadows in the area.

D. Daylight (Information should be provided during the schematic design stage.)

1. Daylight analysis for build and no-build should be conducted by measuring the percentage of skydome that is obstructed by a building.
 - a. Specific technique and graphic methodologies required for determining percent of obstructed skydome will be provided by the BRA.

E. Excavation and Landfill

1. Written description including amount and method of excavation, dredging and filling proposed, and the existence of blasting and pile driving
2. Analysis of sub-soil conditions, potential for ground movement and settlement during excavation, and impact on adjacent buildings and utility lines

F. Groundwater

1. List of measures used to ensure the groundwater levels will not be lowered during or after construction, if applicable
2. Engineering analysis of the impact of development on groundwater, surrounding structures, wooden piles and foundations

G. Solid and Hazardous Wastes/Materials

1. A list of any known or potential contaminants on site together with evidence of the recording with the Registry of Deeds of the disposal of hazardous wastes on the site, pursuant to the M.G.L., Chapter 21C, if applicable
2. Possible hazardous wastes generated
3. Existence of buried gas tanks on site
4. Estimate of potential trash generation and plans for disposal

H. Noise

1. Where appropriate, noise analyses to determine compliance with City of Boston regulations and applicable state and federal guidelines
2. For residential projects, evaluation of ambient noise levels to determine conformance with the Design Noise Levels established by the U.S. Department of Housing and Urban Development.

I. Flood Hazard Zone/Wetlands

1. Where appropriate, determination of whether or not proposal falls within a Federal Flood Hazard Zone or requires a Wetlands Permit
2. If applicable, description of measures to minimize potential flood damage and to comply with city and federal flood hazard regulations and any Order of Conditions issued by the Boston Conservation Commission

J. Construction Impacts

1. Description of construction staging areas
2. Availability of construction worker parking
3. Potential dust generation and mitigation measures to control dust emissions
4. Permits from Air Pollution Control Commission for sand blasting, if appropriate

5. Potential noise impact and measures to minimize noise levels
6. Truck traffic and access routes
7. Pedestrian safety

K. Historical Landmarks

1. Description of the project site location in proximity to a National or Massachusetts Register site or district or Landmark designated by the Boston Landmarks Commission
2. Identification of Boston Landmarks Commission ratings for existing buildings.
3. Possible effects to the National or Massachusetts Register site or district or a Landmark designated by the Boston Landmarks Commission

L. Air Quality

1. Impact on local air quality from additional traffic generated by the project, including identification of any location projected to exceed national or Massachusetts air quality standards
2. Estimation of emissions from any parking garage constructed as part of the project
3. Description and location of building/garage air intake and exhaust systems and evaluation of impact on pedestrians
4. For residential projects, evaluation of the ambient air quality to determine conformance with the National Ambient Air Quality Standards established by the U.S. Environmental Protection Agency.

M. Utility Systems

1. Estimated water consumption and sewage generation from the project
2. Description of the capacity and adequacy of water and sewer systems and an evaluation of the impacts of the project on these systems
3. Identification of measures to conserve resources, including any provisions for recycling

N. Energy

1. Description of energy requirements of the project and evaluation of project impacts on resources and supply

2. Description of measures to conserve energy usage and consideration of feasibility of including solar energy provisions

O. Water Quality

1. Description of impacts of the project on the water quality of Boston Harbor or other water bodies that could be affected by the project, if applicable
2. Description of mitigation measures to reduce or eliminate impacts on water quality

P. Solar Glare

1. Analysis of solar glare impact and solar heat gain analysis, if applicable

VII. Affirmative Housing Plan

Applicants for city-owned land; city, state, or federal funds administered by a city agency; or zoning relief to construct housing may be required to submit an Affirmative Housing Plan and to adhere to fair housing requirements outlined in Appendix 2. The plan should include the following:

- A. Description of affirmative marketing techniques
- B. Description of owner/tenant selection process
- C. Proposed owner/tenant profile indicating number of units dedicated to community residents, minorities, female-headed households, and low-moderate income people

VIII. Employment Plan

Boston Jobs Policy (Appendix 3) requires that publicly-assisted and large-scale private commercial projects hire Boston residents, minorities, and women for construction jobs for 50, 25, and 10 percent respectively of the person-hours worked. In addition, developers may be requested to submit permanent employment plans intended to meet a goal that the profile of permanent employees in the building include Boston residents (50 percent), minorities (30 percent), and women (50 percent). Submission materials may include the following:

- A. Estimated number of construction jobs
- B. Estimated number of permanent jobs
- C. Plan for meeting Boston Resident Construction Jobs Standards
- D. Plan for meeting Boston Resident Permanent Jobs Standards
- E. Plan for meeting Minority Business Employment Goals of city contracts or state and federal regulations and policies

IX. Public Benefits

- A. Development Impact Project exaction, specifying amount and method of linkage contribution (housing payment or housing creation)
- B. Increase in tax revenues, specifying existing and estimated future annual property taxes
- C. Childcare plan
- D. Other public benefits

X. Regulatory Controls and Permits

- A. Existing zoning requirements, calculations, and any anticipated zoning requests
- B. Anticipated permits required from other local, state, and federal entities with a proposed application schedule
- C. For structures in National or Massachusetts Register Districts or sites individually listed on the National or Massachusetts Register of Historic Places, duplicates of parts I and II of the certification documents and applicable correspondence and permits
- D. For projects requiring compliance with the Massachusetts Environmental Policy Act (MEPA), copies of the Environmental Notification Form, Certificate of the Secretary of Environmental Affairs, and Environmental Impact Report, if required
- F. Other applicable environmental documentation

XI. Community Groups

- A. Names and addresses of project area owners, displacees, abutters, and also any community groups which, in the opinion of the applicant, may be substantially interested in or affected by the proposed project
- B. A list of meetings proposed and held with interested parties

FEES

The following is a list of fees for development projects. Most fees are not refundable except fees for reviewing developers' proposals for public parcels, which are partially refundable to unsuccessful applicants.

Bid Documents

o Site Preparation Contracts	\$ 100
o Property Management Contracts	\$ 100
o Operation of Parking Lots	\$ 100
o Rehabilitation Documents	\$ 100
o Demolition Contracts*	\$ 100

Chapter 121A Fees

o Application	\$ 5,000
o Amendments of application requiring a hearing and report	\$ 3,500
o Amendments of any kind not requiring a hearing	\$ 2,500

CARD Project Review Fees

\$ 2,500

Developer Kits

\$ 0-100

(varies depending on size of site and proposed development)

Developer Proposal Fees

\$ 0-7,500

(varies depending on site)

Zoning Commission Fees

o Annual subscription to Zoning Code Amendments	\$ 10
o Annual subscription to Zoning Code Amended Pages	\$ 10
o Zoning Code Text or Map Amendment Application	\$ 225
(Advertising costs will also be paid by proponent and will vary according to length of ad)	

Note: Fees for zoning and building code variances and appeals are paid directly to the Board of Appeal.

*Refundable

APPENDICES

Appendix 1
PRO FORMAS

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

COMMERCIAL DEVELOPMENT PROGRAM

TOTAL LAND SQUARE FOOTAGE _____

TOTAL GROSS SQUARE FOOTAGE _____

Office _____

Retail _____

Other (please specify) _____

Parking (if applicable) _____

TOTAL NET SQUARE FOOTAGE _____

Office _____

Retail _____

Other (please specify) _____

HOTEL DEVELOPMENT PROGRAM

TOTAL LAND SQUARE FOOTAGE _____

TOTAL GROSS SQUARE FOOTAGE _____

Hotel GSF _____

No. Rooms _____

Parking _____

No. Spaces _____

RESIDENTIAL DEVELOPMENT PROGRAM

FORM OF OWNERSHIP
(Rental, Condominium, Cooperative) _____

TOTAL LAND SQUARE FOOTAGE _____

TOTAL UNITS _____

Mix of Units

Studio _____

1 Bed _____

2 Bed _____

Other _____

PARKING _____ spaces

TOTAL GROSS SQUARE FOOTAGE _____ GSF _____ NSF

Average Unit Size

Studio _____ GSF _____ NSF

1 Bed _____ GSF _____ NSF

2 BED _____ GSF _____ NSF

Other _____ GSF _____ NSF

Parking _____ GSF

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

COMMERCIAL DEVELOPMENT PRO FORMA

(Estimates in 19__ Dollars)

TOTAL HARD COSTS \$ _____

Rehabilitation (\$_____/GSF) \$ _____
New Construction (\$_____/GSF) _____
Parking (\$_____/space) _____
Site Improvements (\$_____/LSF) _____
Tenant Improvements _____
Office \$_____/NSF _____
Retail \$_____/NSF _____

TOTAL SOFT COSTS \$ _____

Architect/Engineering _____
Marketing/Brokerage/Advertising _____
Developer's Fee _____
Legal _____
Permits & Fees (specify) _____
Construction Loan Interest _____
(__ mos. @ __% with average
balance of \$_____) _____
Financing Fees (specify) _____
Real Estate Taxes and Linkage
during Construction (__ mos.) _____
Lease Payment * _____
Other Related Costs _____
(specify) _____

CONTINGENCY (__% of hard costs) \$ _____

TOTAL DEVELOPMENT COST \$ _____

Soft Costs as % Hard Costs _____
Soft Costs as % Total Development Cost _____
Total Development Cost/GSF _____

* If applicable

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

COMMERCIAL OPERATING PRO FORMA
(Carry out of 10 years and indicate inflation factor)

COMMERCIAL INCOME

Office (_____ NSF @ \$ _____ /NSF) \$ _____
Retail (_____ NSF @ \$ _____ /NSF) _____
Parking (attach parking rate structure) _____
Other (_____ NSF @ \$ _____ /NSF) _____

POTENTIAL GROSS INCOME \$ _____

VACANCY (_____ %) \$(_____)

EFFECTIVE GROSS INCOME \$ _____

OPERATING EXPENSES

Office (\$ _____ /NSF) \$ _____
Retail (\$ _____ /NSF) _____
Parking (\$ _____ /space) _____
Other (\$ _____ /NSF) _____
TOTAL \$(_____)

REAL ESTATE TAXES

Office (\$ _____ /NSF) \$ _____
Retail (\$ _____ /NSF) _____
Parking (\$ _____ /space) _____
Other (\$ _____ /NSF) _____
TOTAL \$(_____)

LINKAGE PAYMENTS \$(_____)

NET OPERATING INCOME \$ _____

DEBT SERVICE (_____ % on \$ _____ for _____ years) \$(_____)

CASH FLOW \$ _____

EQUITY PARTICIPATION (if applicable) \$ _____

RETURN ON EQUITY (year of operations 19__) _____ %
(Before Tax Cash Flow/Equity)

RETURN ON TOTAL DEVELOPMENT COST (year of operations 19__) _____ %
(Net Operating Income/Total Development Cost)

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

HOTEL DEVELOPMENT PRO FORMA
(Estimates in 19__ Dollars
Using __% Inflation Factor from 19__)

TOTAL HARD COSTS \$ _____
Hotel (\$_____/NSF) _____
per room (\$_____/room) _____
Parking (\$/space) _____
Site Costs (\$_____/GSF) _____
Office (\$_____/GSF) _____
Retail (\$_____/GSF) _____
Other (specify) _____

TOTAL SOFT COSTS \$ _____
Architect/Engineering _____
Legal _____
Accounting _____
Marketing/Brokerage _____
Financing Fees (specify) _____
Developer's Fee _____
Construction Loan Interest _____
(__ Mos __% on average balance \$ _____
of \$ _____
Land Lease Payment * _____
Real Estate Taxes and Linkage _____
Other Related Fees (specify) _____

HOTEL START-UP \$ _____
Furniture, Fixtures & Equipment _____
Initial Invent. & Working Capital _____
Pre-Opening & Opening Costs _____

TOTAL START-UP COSTS \$ _____

CONTINGENCY COSTS (__% of Hard Costs) \$ _____

TOTAL DEVELOPMENT COSTS \$ _____

Soft Costs as % Hard Costs _____
Soft Costs as % TDC _____

* If applicable

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

HOTEL OPERATING PRO FORMA
(Carry out 10 years and include inflation factor)

ROOMS

Available _____
Average Occupancy (____%) _____
Average Rate (\$____) \$ _____

REVENUE

Rooms \$ _____
Food & Beverage _____
Telephone _____
Rentals _____
Parking _____
Other _____

TOTAL GROSS REVENUE

\$ _____

Vacancy

(\$ _____)

EFF. GROSS REVENUE

EXPENSES

Food & Beverage Costs \$ _____
Payroll & Related _____
Telephone _____
Other Expenses _____
Linkage Payment _____

TOTAL ALLOCATED EXPENSES

(\$ _____).

UNALLOCATED EXPENSES

Admin. & General \$ _____
Management Fee _____
Marketing _____
Energy Costs _____
Property & Maintenance _____
Franchise Fees _____
Guest Entertainment _____
Replacement Reserves _____

TOTAL UNALLOCATED EXPENSES

(\$ _____)

TOTAL EXPENSES

(\$ _____)

PROPERTY TAXES & OTHER

MUNICIPAL CHARGES (specify)

(\$ _____)

INSURANCE ON BUILDING
AND CONTENTS

(\$ _____)

NET OPERATING INCOME

\$ _____

DEBT SERVICE ____% on \$_____ for ____yrs.

(\$ _____)

BEFORE TAX CASH FLOW

\$ _____

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

HOTEL OPERATING PRO FORMA continued
(Carry out 10 years and include inflation factor)

EQUITY PARTICIPATION (if applicable) \$ _____

RETURN ON EQUITY (year of operations 19__) _____ %
(Before Tax Cash Flow/Equity)

RETURN ON TOTAL DEVELOPMENT COST _____ %
(Year of operations 19__)
(Net operating Income/Total Development Cost)

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

RESIDENTIAL CONDOMINIUM DEVELOPMENT PRO FORMA

(Estimates in 19__ Dollars)

(Provide phased information where necessary)

TOTAL HARD COSTS \$ _____

Condominium Units (\$ _____/GSF) \$ _____
Unit Finishes (\$ _____/NSF) _____
Condominium Parking (\$ _____/GSF) _____
(# of spaces) _____
Site Costs (\$ _____/GSF) _____
Premium Costs (\$ _____/GSF) _____
Other (specify) _____

TOTAL SOFT COSTS \$ _____

Architect/Engineering _____
Marketing/Brokerage/Advertising _____
Developer's Fee \$ _____
Legal _____
Permits & Fees (specify) _____
Construction Period Costs _____
Construction Loan Interest
(_____ mos. @ _____ % with
average balance of
\$ _____) _____
Financing Fees _____
Real Estate Taxes and Linkage
during Construction (_____ mos.) _____

Sale Period Costs \$ _____
Loan Interest
(_____ mos. @ _____ % with
average balance of
\$ _____) _____
Sale Period Real Estate Taxes
(_____ mos.) _____
Sale Period Operating Expenses _____
Other (specify) _____
Other Related Costs (specify) \$ _____

CONTINGENCY (_____ % of \$ _____) \$ _____

TOTAL CONDOMINIUM DEVELOPMENT COSTS \$ _____

Soft Costs as % Hard Costs _____
Soft Costs as % TDC _____

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

CONDOMINIUM SALES PRO FORMA
(Estimates in 19__ Dollars)
(Using __% inflation factor from 19__)

CONDOMINIUM UNITS

Gross Sales Proceeds \$ _____
Gross Condominium Sales/NSF \$ _____
Less Total Condominium Units Development Cost (_____)
Total Condominium Units Cost/NSF \$ _____

Net Profit (Before Taxes) _____
Return on Gross Sales Proceeds _____ %
(Net Profit/Gross Sales Proceeds)

CONDOMINIUM PARKING SPACES

Gross Sales Proceeds \$ _____
Gross Parking Sales/Space \$ _____
Less Total Condominium Parking Development Cost (_____)
Total Parking Cost/Space \$ _____

Net Profit (Before Taxes) \$ _____
Return on Gross Sales Proceeds _____ %
(Net Profit/Gross Sales Proceeds)

TOTAL SALES

Total Condominium Gross Sales Proceeds \$ _____
Less Total Condominium Development Costs (_____)

Net Profit (Before Taxes) \$ _____
Total Return on Gross Condominium Sales Proceeds _____ %
(Net Profit/Total Gross Sales Proceeds)

Return on Equity _____ %
Equity Participation (Amount and % of
Total Condominium Cost) \$ _____ (____ %)

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

CONDOMINIUM COST OF OWNERSHIP PRO FORMA
(Estimates in 19__ Dollars)
(Use __% inflation factor from 19__)

Number of Units _____

Average Unit Size (NSF) _____

Average Unit Price \$ _____

Average Downpayment \$ _____ (%)

Studio _____

1 Bed _____

2 Bed _____

Other _____

	<u>Market</u>	<u>Subsidized</u>
Annual Common-Area Charges (\$_____/NSF)	\$ _____	\$ _____
Annual Real Estate Taxes (\$_____/NSF)	_____	_____
Annual Mortgage Payment (____% on \$_____ for____ years)	_____	_____
Annual Service Charges (please specify membership fees, special services, etc.)	_____	_____
Total Annual Cost of Ownership (Before-tax)	_____	_____
Total Monthly Cost of Ownership (Before-tax)	_____	_____

Developer _____

Tel. #/Contact Person _____

DEVELOPMENT PRO FORMA FOR RESIDENTIAL RENTAL PROPERTY

(Estimates in 19__ Dollars)

Using __% Inflation Factor from 19__)

RESIDENTIAL UNITS

Number of Residential Units _____

Mix of Units

1 Bed _____

2 Bed _____

Other _____

Average Unit Size (GSF, NSF)

1 Bed _____

2 Bed _____

Other _____

Number of Parking Spaces _____

SQUARE FOOTAGE

Residential GSF _____

Parking GSF _____

TOTAL GSF _____

ACQUISITION

\$ _____

CONSTRUCTION COSTS

Rehabilitation (\$_____/GSF)

\$ _____

New Construction (\$_____/GSF)

Parking (\$_____/space)

Site Improvements (\$_____/Land SF)

Other _____

TOTAL

\$ _____

RELATED COSTS

\$ _____

Architect/Engineering _____

Marketing/Brokerage _____

Developer Fees _____

Miscellaneous Fees _____

(Legal, Acctg. Ins., Title) _____

Construction Loan Interest

(__ mos. @ __% with average balance of

\$ _____)

Financing Fees (specify) _____

Other Related Costs _____

(please specify) _____

TOTAL

\$ _____

CONTINGENCY (____% of \$ _____)

\$ _____

TOTAL DEVELOPMENT COST (TDC)

\$ _____

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

CONDOMINIUM COST OF OWNERSHIP PRO FORMA
(Estimates in 19__ Dollars)
(Use __% inflation factor from 19__)

Number of Units _____
Average Unit Size (NSF) _____
Average Unit Price \$ _____
Average Downpayment \$ _____ (____%)
 Studio _____
 1 Bed _____
 2 Bed _____
 Other _____

	<u>Market</u>	<u>Subsidized</u>
Annual Common-Area Charges (\$_____/NSF)	\$ _____	\$ _____
Annual Real Estate Taxes (\$_____/NSF)	_____	_____
Annual Mortgage Payment (____% on \$_____ for ____ years)	_____	_____
Annual Service Charges (please specify membership fees, special services, etc.)	_____	_____
Total Annual Cost of Ownership (Before-tax)	_____	_____
Total Monthly Cost of Ownership (Before-tax)	_____	_____

Developer _____

Tel. #/Contact Person _____

DEVELOPMENT PRO FORMA FOR RESIDENTIAL RENTAL PROPERTY

(Estimates in 19____ Dollars)

Using ____% Inflation Factor from 19____)

RESIDENTIAL UNITS

Number of Residential Units _____

Mix of Units

1 Bed _____

2 Bed _____

Other _____

Average Unit Size (GSF, NSF)

1 Bed _____

2 Bed _____

Other _____

Number of Parking Spaces _____

SQUARE FOOTAGE

Residential GSF _____

Parking GSF _____

TOTAL GSF _____

ACQUISITION

\$ _____

CONSTRUCTION COSTS

Rehabilitation (\$_____/GSF)

\$ _____

New Construction (\$_____/GSF)

Parking (\$_____/space)

Site Improvements (\$_____/Land SF)

Other _____

TOTAL

\$ _____

RELATED COSTS

\$ _____

Architect/Engineering _____

Marketing/Brokerage _____

Developer Fees _____

Miscellaneous Fees _____

(Legal, Acctg. Ins., Title) _____

Construction Loan Interest

(__ mos. @ __% with average balance of
\$_____)

Financing Fees (specify) _____

Other Related Costs _____

(please specify) _____

TOTAL

\$ _____

CONTINGENCY (____% of \$ _____)

\$ _____

TOTAL DEVELOPMENT COST (TDC)

\$ _____

Project _____
Developer _____

Date _____
Tel. #/Contact Person _____

OPERATING PRO FORMA FOR RESIDENTIAL RENTAL PROPERTY
(Carry out 10 years and indicate inflation factor)

RENTAL INCOME

Rent/Month

1 Bed _____
2 Bed _____
Other _____

TOTAL RESIDENTIAL INCOME \$ _____

PARKING INCOME (attach parking rate structure) \$ _____

MISCELLANEOUS INCOME (e.g., Laundry) \$ _____

POTENTIAL GROSS INCOME \$ _____

VACANCY (____%) (\$ _____)

EFFECTIVE GROSS INCOME \$ _____

OPERATING EXPENSES

Residential (\$ _____/NSF) \$ _____
Parking (\$ _____/space) _____
TOTAL OPERATING EXPENSES (\$ _____)

REAL ESTATE TAXES

Residential (\$ _____/NSF) \$ _____
Parking (\$ _____/space) _____
TOTAL REAL ESTATE TAXES (\$ _____)

BRA BASE RENT * (\$ _____)

NET INCOME AVAILABLE FOR DEBT SERVICE \$ _____

FINANCING **

Debt Service (____% on \$ _____ for ____ yrs.) (\$ _____)

CASH FLOW \$ _____

EQUITY PARTICIPATION (if applicable)

(Amount and % of Total Development Cost) \$ _____

RETURN ON EQUITY _____ %
(Cash Flow/Equity)

RETURN ON TOTAL DEVELOPMENT COST _____ %
(Net Income Available/Total Development Cost)

* If applicable

** Specify type and priority of repayment

Appendix 2 FAIR HOUSING REQUIREMENTS

Recognizing that underrepresentation of minorities or female heads of households in a particular neighborhood may itself discourage interest among those groups from living in that neighborhood, the city will undertake affirmative marketing efforts to ensure that the city's minorities and female heads of households have access to housing throughout the city.

These efforts will apply to all projects of five or more units (rental and home ownership projects) which receive exceptions to zoning requirements from the Boston Zoning Commission and those that receive any form of city financial assistance, or state or federal assistance which is administered by the city. Financial assistance shall include the donation or sale of city-owned land to facilitate the project.

Interagency Procedures

- a. When an application for one or more of the following is received:
(i) city-owned land; (ii) city, state or federal funds administered by a city agency; or (iii) zoning exception for the development of a housing project, the appropriate city agency shall notify the Boston Fair Housing Commission within thirty (30) days of receipt of the application.

The BFHC shall review the compliance record, if any, of all applicants. If the record shows that an applicant has unresolved issues of non-compliance, the Commission shall attempt to resolve these issues in accordance with its mediation and hearing procedures. In those cases where a compliance agreement cannot be reached, the BFHC shall recommend to the Mayor and the appropriate agency that the application be rejected. Where the applicant has received city land, or other city benefits, and has not complied with fair housing requirements, the Commission shall recommend to the Mayor and to the administering agency that the applicant be denied an occupancy permit for the project.

- b. The appropriate city agency shall advise developers of affirmative marketing requirements through program designs, Requests for Proposals and other forms of communication. Additionally, affirmative marketing requirements shall be specified in all housing and housing development contracts awarded or administered by city agencies.
- c. The BFHC shall assist the appropriate agency in developing project specific affirmative marketing plans.
- d. Developers shall be required to sign a non-discrimination statement.
- e. The BFHC shall monitor implementation of each affirmative fair housing market plan.
- f. The BFHC shall submit to the Mayor an annual report summarizing affirmative marketing efforts and accomplishments.

Elements of Affirmative Marketing Plan

a. Outreach Housing Efforts

Each developer, including city agencies, will be required to:

- (i) advertise availability of housing in majority and minority newspapers;
- (ii) send outreach letters to housing counselling agencies which assist low-moderate income families and minorities;
- (iii) undertake such additional efforts as may be required, due to the specific nature, or location of the project.

b. Neighborhood Preferences

To stabilize neighborhoods and mitigate the effects of displacement/gentrification, up to 70% of available affordable housing units may be targeted by a developer for neighborhood residents. This policy will work to prevent the gentrification of minority neighborhoods since a substantial proportion of city-owned land which will be used to produce affordable housing is located in minority neighborhoods. However, developers may not exclude people from other neighborhoods from applying and competing for all units. Plans for tenant selection where neighborhood preference is a criterion shall be approved by the BFHC.

c. Measures for Compliance

A developer who has taken every step outlined in a city-approved affirmative marketing plan shall be able to proceed with completion of his/her project. Compliance shall be determined by the BFHC. A developer who has not adequately complied with a city-approved marketing plan, however, shall be required to conduct additional outreach and/or may be subject to pre-determine remedies.

Appendix 3

BOSTON JOBS POLICY

1. Boston Resident Jobs Policy

Chapter 30 of the Ordinances of 1983 established a Boston Resident Jobs Policy. The 1983 ordinances requires contractors performing work on construction projects funded in whole or in part by the city or to which the city administers to ensure 50% Boston resident, 25% minority and 10% female participation of the total construction workhours performed on the project. To ensure compliance with these requirements, the City of Boston Supplemental Minority Participation and Resident Preference Contract provisions are included in all contracts for construction projects covered by the Ordinance. This contract supplement delineates the contractor's compliance obligations and a description of the city's monitoring and enforcement of the policy.

2. Executive Order Extending Jobs Policy

The July 12, 1985 Executive Order extends the Resident Jobs Policy ordinance to cover privately financed construction projects in excess of 100,000 square feet (excluding housing developments). The Executive Order includes the same hiring requirements and requires each developer to submit a detailed employment plan with provisions for monitoring, compliance and sanctions. The submission of the Boston Residents Construction Employment Plan is a required submission prior to the issuance of a building permit for the project.

3. Permanent Jobs Policy

The city has initiated a permanent jobs policy which requires developers receiving city assistance (i.e., loans, land or building acquisitions, lease agreements or licenses) for projects which are expected to generate permanent job opportunities, to enter into an employment agreement with the city. These agreements typically include the provisions for 50% Boston resident, 30% minority, and 50% female hiring in all new jobs generated and for the advanced notification of job opportunities to the city and/or community based organizations. Additional commitments negotiated through these agreements include financial contributions for job training and affirmative action activities. The city has begun negotiations with the developers for the privately financed projects to discuss similar types of permanent job agreements.

4. Boston Employment Commission

On September 10, 1986, the Boston City Council passed an ordinance establishing the Boston Employment Commission. This Commission will monitor employment practices mandated by earlier enacted jobs policies, and shall have the ability to impose sanctions for non-compliance. Compliance shall be verified by weekly accounts of all workers on a project, and by demonstrated good faith efforts. The board will consist of seven members, and will be representative of the interests of business, minorities, women, and organized labor.

Appendix 4

MASS. ENVIRONMENTAL POLICY ACT REVIEW AUTHORITY

The Massachusetts Environmental Policy Act (MEPA) requires the review and evaluation of projects to describe their environmental impact and establishes a process for determining when Environmental Impact Reports (EIRs) are required. MEPA applies to projects directly undertaken by a state agency (including leases and transfers of property undertaken by an agency) and to privately-initiated projects requiring an agency permit or receiving financial assistance from an agency. Because the BRA is a redevelopment authority created by the Legislature, it falls under the jurisdiction of MEPA. Where the BRA acts only as the planning department for the city, such as in zoning matters and the disposition of city-owned land, MEPA does not apply.

Regulations implementing MEPA were promulgated by the Executive Office of Environmental Affairs (EOEA), which is also responsible for determining whether a project requires an EIR. These regulations establish a process whereby, for non-exempt projects, an Environmental Notification Form (ENF) is required to be filed with EOEA for public and agency review as the preliminary step in determining the need for an EIR. For activities or actions undertaken by an agency, the preparation of the ENF (and of the EIR, if subsequently required) is the responsibility of the agency itself. For private projects seeking state or BRA financial assistance or a permit (e.g., Chapter 121A approval), the project proponent is responsible for preparing the required documents.

In addition to describing the environmental review process, the MEPA regulations also establish categories of projects which automatically require the preparation of an EIR (categorical inclusions) and which are automatically excluded from filing an ENF (categorical exclusions). Specific rules of application are included in the regulations.

With respect to timing, the public/agency review period for ENF's is 20 days following publication in EOEA's Environmental Monitor of a notice of submission and availability of an ENF. Notices are published twice monthly, on approximately the 7th and the 21st of the month. The Secretary of Environmental Affairs then has 10 days in which to issue a certificate stating whether or not an EIR is required.

If an EIR is required, the process involves the preparation and circulation for review of a Draft EIR (the public/agency review period is 30 days following EOEA notice of availability of the EIR, with seven additional days for the Secretary to issue a statement on the adequacy of the Draft), preparation of the Final EIR responding to comments on the Draft, and circulation of the Final (again, a 30-day review period followed by seven days for the Secretary to issue a statement regarding the adequacy of the Final and its compliance with MEPA). Normally, the EIR process from beginning of the preparation of the EIR to final approval takes five to six months and considerably longer for major and complicated projects. The minimum time would be at least four months.

**A
GUIDE ON**

HOW TO APPLY TO THE BOARD OF APPEAL

CITY OF BOSTON

INSPECTIONAL SERVICES DEPARTMENT

BOSTON, MASSACHUSETTS

**WILLIAM SOMMERS
COMMISSIONER**

**RAYMOND L. FLYNN
MAYOR OF BOSTON**

October, 1986

**1010 Massachusetts Ave
Boston, Ma. 02118**

ZONING APPEAL Page 1

This pamphlet answers commonly asked questions regarding the Board of Appeal process including "How to apply for a variance or conditional use permit?". A flow chart is included to illustrate the Inspectional Services Department's (ISD) administrative process, key milestones, and the process for Boston Redevelopment Authority (BRA) Review. A list of terms commonly used in the appeal process is also included.

WHO IS THE BOARD OF APPEAL?

The Board is made up of five professionals appointed by the Mayor for five year terms. They meet every Tuesday morning at 9:30 a.m. in Room 801, City Hall. Additional meetings of the Board may also be scheduled depending on the number of pending cases.

JUST WHAT DOES THE BOARD OF APPEAL DO?

The Board of Appeal hears individual requests to vary the application of the Zoning Code and determines when it is appropriate to grant deviations from code restrictions. The Board may also grant exceptions to the strict application of the Massachusetts State Building Code.

WHEN DO I NEED TO APPLY FOR A HEARING BEFORE THE BOARD OF APPEAL?

If you have received a refusal letter from the Inspectional Services Department, denying your application for a permit, you have 45 days to apply for a hearing. At the hearing you will have an opportunity to state the reasons why you should be granted relief from the specified violations of the Zoning Code.

ZONING APPEAL Page 2

ARE THERE OTHER REASONS WHY I MIGHT APPLY TO THE BOARD OF APPEAL?

You may also apply to the Board for a grant of a conditional use permit, for a variation on the application of the State Building Code, to request an interpretation of the Zoning Code, or to appeal from a ruling or decision of the Commissioner of the Inspectional Services Department.

HOW DO I APPLY TO THE BOARD OF APPEAL FOR A HEARING?

You must fill out an appeal form which you can get from the permit desk at the Plans and Permits Division of the Inspectional Services Department.

Please follow these instructions when filling out the appeal form:

- * TYPE four copies of the form. You may use carbon paper.
- * DO NOT reduce the form or cut it in two!
- * ATTACH a photocopy of your letter of refusal from the Inspectional Services Department to the top half of each form.
- * EXPLAIN why you are seeking a permit, why you need a variance (or conditional use permit) and the reasons you believe that the permit should be granted.
- * HAVE THE OWNER of the property sign the appeal form. If an attorney or other party signs the form it must be accompanied by a letter of authorization or a copy of the purchase and sale agreement.

WHERE DO I FILE THE APPEAL FORM?

File the appeal form and appropriate fees with the cashier at the Inspectional Services Department. We ask you to file the appeal form in person, or with someone representing you, so that we may check the form for accuracy and make sure it is filed within 45 days after receipt of the refusal letter as the law requires.

ZONING APPEAL Page 3

HOW MUCH DOES IT COST FOR FILING AN APPEAL FORM?

The fee for filing the appeal form is a total of \$100.00 for any violations concerning residential structures of three units or less.

The fee is \$100.00 for each violation of the Zoning Code for all other structures.

The fee for an appeal on building code violations is \$100.00 for each violation on all non-residential projects and residential projects of four families or more.

The fee for an appeal on building code violations for a residential project of three families or less is \$100.00 no matter how many violations have been identified.

All fees must be paid to the Cashier at the Inspectional Services Department at the time of filing the appeal form. Cash or a certified check are accepted.

WHEN WILL I GET A HEARING DATE?

Hearing dates are scheduled by the Board of Appeal staff in the order in which the appeals are made. You may call the Board of Appeal staff for your date ten days after you file. Notice of the hearing is mailed to the appellant approximately ten days to two weeks in advance of the hearing. Because of the unprecedented increase in Board of Appeal hearings, the waiting periods before your hearing may be from two to three months. The Board, in any case, must wait thirty days after your appeal in order to notify abutters.

WHO IS NOTIFIED OF THE HEARING?

Community groups, local elected officials, and the immediate abutters of the property in question will receive official notification from the Board of Appeal that you have filed for a hearing.

ZONING APPEAL Page 4

WHAT AGENCY REVIEWS BOARD OF APPEAL APPLICATIONS?

The Boston Redevelopment Authority (BRA), as the planning agency for the City, reviews all Board of Appeal applications and makes written recommendations to the Board. The BRA and Mayor's Office of Neighborhood Services also sends letters to abutters and community groups seeking their input and arranging meetings if appropriate. You may contact the BRA at 722-4300 and the Office of Neighborhood Services at 725-3485.

WHAT DO I DO ONCE I RECEIVE A HEARING DATE?

Appear at the Hearing Room (Room 801) on the 8th floor of City Hall prepared to present your case. You have the right to be represented by a lawyer, architect or other professional. Bring supporting evidence with you, such as photographs, building models, petitions signed by abutters in favor of your appeal, or other evidence.

IF YOU CHOOSE NOT to continue the appeal process, present a letter of withdrawal to the Board of Appeal either in person or by mail. This protects your right to an appeal in the future and must be in writing.

WHAT IF I CAN NOT MAKE MY HEARING DATE?

You may be represented by another party if you can not make your hearing date. You may not cancel a hearing date after it has been advertised and the abutters have been notified.

If you do not wish to continue the appeal process, when the case is called but prior to the merits being heard, request that the Board dismiss without prejudice. This allows you to initiate the process again without waiting a full year. To withdraw an appeal, you must submit a request in letter form to the Board. This must be done prior to advertising in the newspaper and notification of the abutters.

WHAT HAPPENS AT THE HEARING?

The Board will call on you to present your case. In most instances the Board makes an immediate decision either approving or dismissing your case. In some cases, the Board will approve your case on condition that you follow specified provisions.

If the Board dismisses your case, you must wait one year to refile an appeal. In certain instances, the Board will dismiss a case without prejudice and allow you to refile without waiting the mandatory full year period.

IF THE BOARD APPROVES MY CASE, WHAT DO I DO?

YOUR JOB IS NOT OVER YET! To receive a permit you must obtain papers from the Board of Appeal, including the docket number, prepare the Decision, and present it to the City of Boston Legal Department for approval as to form. When the decision is approved by the Legal Department, it must be brought to the Board of Appeal for review. The Board will then provide stationary on which the decision should be prepared in final form. The final decision must be approved by the Legal Department and returned to the Board along with five copies. The Board staff then prepares the decision for the necessary Board signatures.

HOW DO I PREPARE THE DECISION?

The Board of Appeal office has instructions on how to prepare this document. Pick them up the day after your hearing or any time thereafter. Then follow these steps:

- *FILL OUT a rough draft of the decision.
- *LEAVE THIS WITH THE LEGAL DEPARTMENT on the 6th floor of City Hall to make sure it complies with the law. The Legal Department will inform you, by phone or otherwise, that they have signed the draft decision and it may be picked up.
- *GO TO THE BOARD OF APPEALS OFFICE with the signed draft in hand to obtain Board of Appeal stationary for the final text of the decision.
- *AGAIN, LEAVE THE FINAL TEXT WITH THE LEGAL DEPARTMENT at City Hall for approval. After the final version of the decision has been signed, file it with the Board of Appeal office.

WHAT HAPPENS NEXT?

The decision must then be signed by the Board at their next meeting date. After signing the decision and completing necessary paperwork (this usually takes a few days) the Board of Appeal office forwards the decision to the Inspectional Services Department, Plans and Permits Division, along with the original permit application and any previously filed plans.

WHEN DOES THE PERMIT AND PLANS DIVISION ISSUE THE PERMIT?

Once the Board of Appeal decision has been issued, the decision, along with the building permit application and plans, are sent back to the Plans and Permits Division, ISD, for final review and approval. This review considers compliance with State Building Code requirements including electrical, mechanical, fire protection, structural and egress.

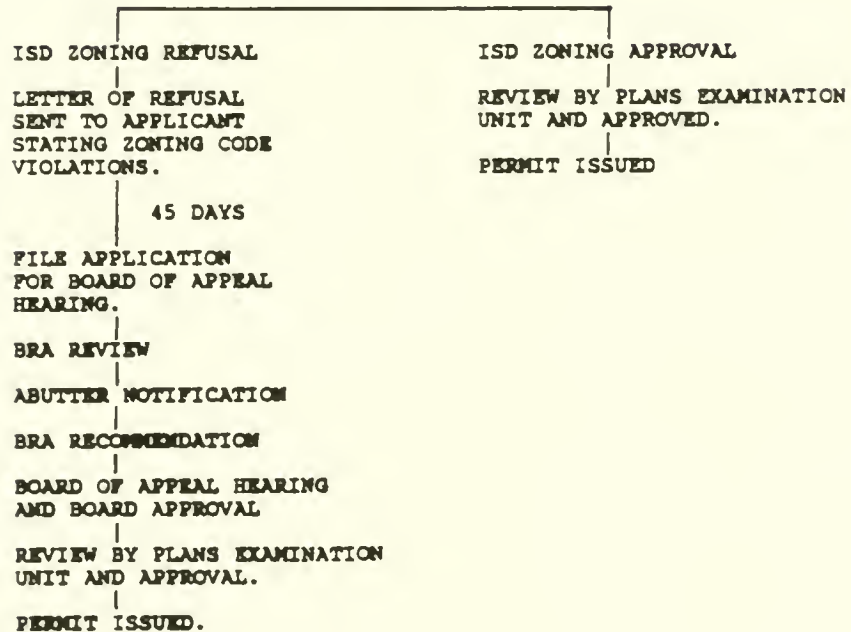
By law, the Inspectional Services Department must wait 15 calendar days after it receives the decision before issuing the permit.

The 15 day waiting period insures that you will know whether or not anyone is going to challenge the Board's decision before you get your permit. If no legal action is initiated and the plans pass review by the Plans and Permits Division for compliance with all codes, the Inspectional Services Department will issue the permit. If, on the other hand, legal action is begun, you can receive your permit with the understanding that you are proceeding at risk if the Court of Appeal finds against the judgment of the Board. ISD's position is that a permit may be issued in the face of a legal appeal unless the Court grants a specific injunction barring the Commissioner from issuing the permit.

Please Note ISD has moved to 1010 Massachusetts Avenue in Roxbury and all applications to the Board of Appeals should be handled at ISD's new location. However, the Board of Appeals is still in office on the 8th floor in City Hall and the hearings will continue to be held in Room 801, City Hall. The Board, however, will move to 1010 Massachusetts Avenue sometime during the first quarter of 1987 when their new quarters are ready.

PERMITTING PROCESS EMPHASIZING BOARD OF APPEAL REVIEW

SUBMIT APPLICATION AND PLANS
TO
INSPECTIONAL SERVICES DEPARTMENT
FOR
ZONING REVIEW



IMPORTANT TERMS

ACCESSORY USE-	A land use which is related to one on the same lot as the principal land use.
ALLOWED USE-	A land use which is permitted as a matter of right. Board of Appeal approval is not required.
APPEAL-	A request made to the Board of Appeal for relief from Zoning Code or Building Code regulations.
CHANGE OF - OCCUPANCY	A change in the use of the building or change in number of dwelling units in a building.
CONDITIONAL USE-	A use permitted by the Zoning Code provided that it is found by the Board of Appeal to comply with certain conditions set out in the Code.
DESIGN REVIEW-	The proviso which the Board of Appeal uses to ensure the quality, compatibility, and character of new development.
DWELLING UNIT-	A habitable unit with bath, kitchen & sleeping quarters.
FORBIDDEN USE-	A use that is not permitted in a particular district due to harmful impacts on other allowed uses. i.e., noise, pollution.
LOT, LOT AREA-	The area of a parcel of land in single ownership and not divided by a street.
NONCONFORMING USE-	A use or activity which was lawful prior to the adoption or amendment of the Zoning Code, but which does not, because of such adoption or amendment, conform to the present requirements of the Zoning Code.
REFUSAL LETTER-	A letter from the Inspectional Services Department stating that a proposal does not conform to the Zoning or Building Code. It is necessary to apply to the Board of Appeal to receive permission to deviate from the Code and proceed with the proposal.
VARIANCE-	Permission to vary the application of a specific requirement of the Zoning or Building Code.

NOTE: The Boston Zoning Code contains these definitions in more detail. You can purchase the Zoning Code for \$ 10.00 from the cashier at I.S.D.

A
GUIDE ON
HOW TO APPLY FOR
YOUR BUILDING PERMIT

Raymond L. Flynn,
Mayor

William Sommers,
Commissioner

City of Boston
Department of Inspectional Services
1010 Massachusetts Avenue
Boston, Mass.

October, 1986

Just what does the Inspectional Services Department do?

Among a number of functions, the Inspectional Services Department (ISD) is responsible for (1) issuing permits for all building construction, alterations and occupancy in the city; and (2) ensuring compliance with the Massachusetts Building Code and Boston's Zoning Code. The issuance of a permit alerts ISD inspectors that work will occur at a particular site so they can then inspect construction as it progresses for code compliance. The importance of these codes cannot be stressed too strongly because they protect the safety and well-being of residents, of visitors to, and workers in, our city and its neighborhoods.

How can I tell if I need a permit?

Simply check your project against the State's definition of those which do and do not need a permit.

For major changes

The State Building Code says that if you "construct, reconstruct alter, repair, remove or demolish a structure, or change the use and occupancy of a building from one use group to another" or "install or alter any equipment for which provision is made of the installation of which is regulated by this code," you must obtain a permit.

For repairs

For ordinary repairs such as cosmetic work, painting, wall papering, sanding, painting of ceilings and installation of vinyl flooring, the State Code does not require a permit. But if you plan the cutting away of any wall, partition or portion thereof, the removal or change of any required means of egress, or rearrangements of parts of a structure affecting the exitway requirements, you must file for a permit. If your repairs include electrical, gas or plumbing work, you must file for those permits separately.

If you want to read the State Building Code in detail, you may do so in the Government Documents Room of the Boston Public Library. (A library card is required.) Or you may buy a copy of the Building Code at the State House Bookstore (\$24). Copies of the City of Boston Zoning Code are available for \$10 at ISD.

What types of permits does the ISD issue?

Generally, the Inspectional Services Department issues four types of permits:

- 1) Electrical and Fire Systems
- 2) Gas
- 3) Plumbing and Sprinkler
- 4) Building
 - a) to legalize or change occupancy
 - b) to construct any new additions or new buildings
 - c) to make any repairs to a building

Where do I pick up the appropriate permit applications?

Applications for all types of permits are available at the ISD, Monday through Friday from 8:00 A.M. until 3:30 P.M. Application forms cannot be mailed to you, so you need to come to the ISD. Completed applications should be typed and accompanied by the appropriate information required for the type of permit you are seeking. In some instances, short application forms may be completed immediately at the ISD with the help of members of our staff. Before typing any form yourself, you should check with an ISD staffer to make sure you have 1) the right application for the type of projects you are planning; and 2) all the correct information needed.

How do I obtain an electrical, gasfitting, elevator, fire alarm or plumbing permit?

Because in virtually every case state law requires that this type of permit be taken out by a licensed person, you should have your licensed electrician, licensed plumber, or licensed gasfitter apply for such a permit. As a rule, the cost of the permit(s) is then included by the contractor in the total cost of the job to be done for you.

The procedure for the licensed person or, if appropriate, the building owner to follow in obtaining a permit is:

- 1) Return the completed application signed by the plumber, electrician, or gasfitter to the ISD by mail or in person.
- 2) Pay the fee for permit.
- 3) The application is processed.
- 4) A copy of the permit is sent to the licensed signer.

During construction progress, or when the licensed person calls for an inspection, an ISD inspector will check the worksite for code compliance.

How do I obtain a permit for work that does not change the occupancy of a building or that does not involve any structural changes?

- 1) The completed, typed application is filled out at the ISD by the property owner or a licensed builder. In most cases, the licensed builder must sign the application.
- 2) The ISD reviews the application for the type of work and estimated cost involved.
- 3) A refuse disposal form is completed.
- 4) You then pay the appropriate permit fee (see fee schedule at the back of this booklet) and receive your yellow permit card.

You may request a waiver of the signature of a licensed builder requirement if you can demonstrate to the ISD that you are competent to do the work involved and your building is within specified size limits and the person doing the work is the homeowner.

How do I obtain a permit for changing (or legalizing) the occupancy of a building?

- 1) Return in person the completed, typed application signed by the property owner to the ISD together with
 - a) a certified plot plan signed by a Massachusetts registered land surveyor which shows an accurate, measured survey of the property on which the building to be changed or legalized is sited.
 - b) a completed refuse disposal form
 - c) a set of plans or a drawing of the floor plan of the building to be changed or legalized.
 - d) payment of the fee based on the value of the construction to be done, if any (see fee schedule at the back of this booklet)
- 2) The Zoning Unit will review your application for compliance with the Boston Zoning Code.
- 3) If approved, your application moves to the Plan Examination Unit to ensure compliance with the State Building Code.
- 4) If your proposal is approved by the Plans Examination Unit, you will be notified by mail when to come in and pick up your yellow building permit card.

Without complications, the review process should take four to six weeks.

NOTE: If you are attempting to legalize an occupancy when no record of the occupancy exists in the ISD records, your application will be referred to the Committee on legalization of Occupancy, which will review all records to determine occupancy. Please ask for a copy of Commissioner's Bulletin No. 86-2.

How do I obtain a permit for alterations that require major or structural work or an addition?

- 1) Return in person the completed, typed application signed by the property owner or the agent of the property owner to the ISD together with:
 - a) a certified plot plan signed by a Massachusetts registered land surveyor showing a survey of the property on which the building is located and the location of any additions
 - b) a completed refuse disposal form
 - c) a set of construction plans bearing the architect's seal
 - d)* the signature of a licensed builder on the application and the guaranteed presence of same on the job site at all times construction is in progress
 - e) payment of the fee based on the estimated cost of the construction or the alterations to be done (see fee schedule at the back of this booklet)
 - f) certificate of rodent eradication contract
- 2) The Zoning Unit reviews your application for compliance with the Boston Zoning Code.
- 3) If approved, your application moves to the Plans Examination Unit to ensure compliance with the State Building Code.
- 4) If your proposal is approved by the Plans Examination Unit, you will be notified by mail when to come in and pick up your yellow building permit card.

Without complications, the review process should take six to eight weeks.

NOTE: Since all new construction requires approvals from the Water and Sewer Department (located at 10 Post Office Square), you can save time by obtaining these while your plans are going through the ISD procedure. In some case, Fire Department approval is also needed, and this review will be done during plan examination. If you need curb cuts to the property, you must obtain Public Works Department approval prior to building. Major construction, or construction that requires use of streets or sidewalks for periods during construction, you will need approval of the City's Traffic Department before a permit can be issued.

How do I obtain a permit for demolition?

Prior to filing for an application, a licensed demolition contractor should obtain the following approvals:

- 1) Fire Department
- 2) Electric Company
- 3) Water and Sewer Department
- 4) Gas Company
- 5) Exterminator's Certificate
- 6) Department of Environmental Quality (if there is asbestos in the building to be razed)

After all the above approvals have been obtained, the licensed person fills out an application for a demolition permit at the ISD, attaching the above approvals to it. The appropriate fee is then paid. (See fee schedule at the back of this booklet.) The completed application is processed and the demolition permit may be issued the same day.

NOTE: In certain cases, it may be necessary for the contractor to post a bond prior to demolition. The contractor should check with the Commissioner's office prior to filing for a permit.

If my permit is refused by the Zoning Unit, what can I do?

If the Zoning Unit denies your permit, the ISD will notify you in writing of the specific violations which have led to the denial. If you wish to continue with the application process, you have 45 days in which to file with the Board of Appeal for a hearing to obtain a variance from the Zoning Code.

If my permit is refused by the Plans Examination Division, what can I do?

If the Plans Examination Division denies your permit, the ISD will notify you in writing of the violations which have led to the denial. You may then:

- 1) change your plans to comply with the State Building Code, or
- 2) file with the Board of Appeal for a Building Code Exemption.

You have 45 days from receipt of the denial notification to take either of these two steps.

How do I apply to the Board of Appeal?

To request a hearing from the Board of Appeal for variance from the Zoning Code or a building code exemption, here is the procedure:

- 1) Complete four typed copies of the appeal application attaching to each a copy of the letter of refusal or a copy of the letter of denial from the Plans Examination Division.
- 2) Bring all four copies of the application to the ISD for filing and pay the cashier the appeal fee (see fee schedule at the back of this booklet).
- 3) Your hearing will be scheduled.
- 4) You will be notified of your hearing date approximately two weeks prior to the hearing date.
- 5) You or your representative must attend the hearing on the assigned date.
- 6) If the Board grants your petition, you or your representative must, within 60 days, prepare and submit in written form at the Board of Appeal office, the decision the Board has rendered. (Detailed instructions are available at the Board of Appeal office.)
- 7) As soon as the Board members sign the decision, a 15-day appeal period begins. At the end of this time your application will be processed by the Plans Examination Division. If your project now complies with the State Building Code and all the provisos issued by the Board of Appeal, your application will be approved and you will be notified to come into the ISD and pick up the permit. At that time, you must pay any additional fees due. Review by the Plans Examination Division should take one to three weeks.

EVEN IF THE BOARD APPROVES, YOU MUST GET YOUR BUILDING PERMIT BEFORE YOU CAN START WORK.

If you have any further questions or need any additional information about the appeal process, you can call the Board of Appeal or see the pamphlet on the Board of Appeal's procedure.

What if I want to change or amend my plans?

If you find that you need to change or revise your plans after your permit has been issued, you must file an amendment with the revised plans or a description of work to be changed and pay an amendment fee (see fee schedule at the back of this booklet).

You may file an application to amend plans only if your original application is for structural work or to change occupancy. The occupancy, however, cannot be changed on an amendment. This is the amendment procedure:

- 1) The contractor or owner comes to the ISD, fills out the appropriate application to amend the plans and pays the amendment fee. (see schedule at the back.)
- 2) The application then goes to the Zoning Unit for review.
- 3) If approved, the application moves on to the Plans Examination Unit.
- 4) If approved, you will receive written notice of approval.

If there are no complications, the entire process should take four to six weeks.

Can I start work after I file an application?

NO! You cannot begin any work until you have all the necessary approvals and your actual building permit or card.

How do you calculate the permit fee?

The fee schedule, shown on the back of the pamphlet, is based on the estimated cost of construction. It is important that the estimate be as accurate as possible. The Department will review these costs during construction, before the occupancy permit is issued or on random checks after occupancy has been approved.

If a difference between the estimated cost and the actual cost occurs, the builder or owner should, before applying for occupancy, amend the application to increase the cost, paying the additional fee.

Should the Department determine that the actual cost exceeds the estimate on the permit, and the applicant has made no effort before occupancy to adjust the difference, the applicant must pay a double fee based on the actual cost of construction.

Is there a penalty for building without a permit?

Yes. The owner/builder can be charged double the original fee if there is no permit or if the terms of the permit are exceeded. And, the builder may have his license suspended or revoked.

Can I build without a licensed builder?

In most cases the answer is "NO". If, however, you are doing repairs to your own home or if you are building your own home, you may do the work yourself. Your work, however, must still be approved by the Building Inspector.

What do I do when the work is complete?

When you have completed your project, you will need a Certificate of Occupancy if:

- 1) the building or structure is new
- 2) the use of an existing building or structure has been changed
- 3) the owner of the building or structure requests a Certificate of Occupancy
- 4) no Certificate of Occupancy was issued prior to the start of the work

During construction, ISD inspectors will visit your site periodically to ensure compliance with the State Building Code and your permit terms. Before closing in any walls on the project, you should call the ISD so that inspectors can come by to examine the plumbing, electrical and building work. When you have completed the project, you should follow these procedures:

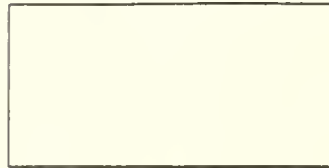
- 1) Fill out an application for Certificate of Occupancy at the ISD office and pay the appropriate fee (see fee schedule at the back of this booklet).
- 2) The inspectors assigned to your project will then be required to sign a form stating that the work has been completed in accordance with the appropriate codes.
- 3) When necessary, arrange with the Fire Department for tests on various safety devices which the Fire Department requires.
- 4) Submit any upward adjustments in actual cost of construction over the estimate on your original application.
- 5) If no complications arise, your Certificate of Occupancy should be mailed to you within three weeks.

If you have any questions or need any additional information about obtaining a Certificate of Occupancy, you should call the ISD.

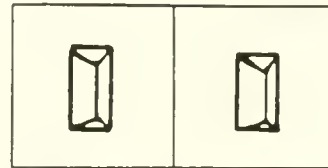
How can I subdivide my land?

SUB DIVISION OF LAND

- 1) To subdivide a single piece of land into two parcels with one structure on each.

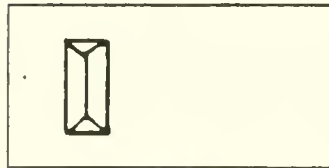


Maple St.

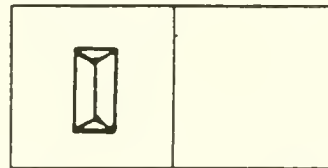


20 Maple St. 22 Maple St.

- 1) The applicant will: BD 2/2A File a long form application for both proposed sites each to cross reference the other
- 2) To subdivide land a structure for purposes of new building and the remainder to be vacant.



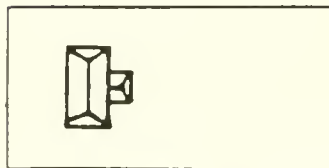
28 Maple St.



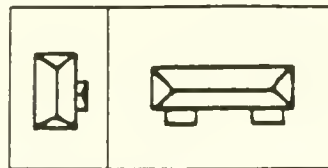
26 28

The applicant will: file one long form BD 2 BD 2A for land with building, and a USE of Premises if the portion that is to remain is to be used for parking and/or storage.

- 3) To subdivide land with structure for purposes of a new building(s) on remainder of land



30 Maple St.



30 Maple 30A 30B

The applicant will: file BD 2/2A for existing structure, and New Building App. BD 1/1A for proposed structure(s) on the remainder of land.

NOTE: These examples assume that the parcels front on an existing, improved public street. In other cases you should call ISD's Division of Buildings and Structures for further information.

What Permits related to building construction do I need from the Fire Department?

ISD and the Boston Fire Department are in full cooperation on permits to assure safety while building. Here are some permits you may need to get directly from the Fire Department if you are going to build in Boston:

- 1) Construction and Demolition
- 2) Fire extinguishing systems (including sprinklers, standpipe installation, repair or alteration)
- 3) Welding and Cutting
- 4) Asbestos Handling and Removal
- 5) Rubbish Handling and Disposal
- 6) Storage, Handling of Flammable and Combustible Liquids
- 7) Spray Paint Booth

Call Fire Prevention Division, 442-8000.

What are some of the other approvals I am likely to need?

- If your house or building is in an historical district, then your application will have to be reviewed by the Landmarks Commission, especially if you are changing the exterior (call 725-3850).
- If your structure is in an Interim Planning Overlay district (IPOD), special rules apply for your application which you can get from the Zoning Administrator (check with Front Desk personnel.).
- If your construction will change traffic patterns, then you will have to conform to the rules of the City's Traffic Department (call 725-4488).
- If you have received approval from the Board of Appeal, you usually need Boston Redevelopment Authority (BRA) design review before you can obtain a permit (call 722-4300).
- If your proposed construction requires sidewalk, curb, or street encroachments, utility relocation in the public way, or similar changes, then you will need prior approval of the Department of Public Works and the Public Improvement Commission (call 725-4965).

- If you are renovating, remodeling or demolishing a building, you must also obtain a permit for this kind of work from the Boston Fire Department (call 442-8000).
- If you are building an enclosed public or private garage in connection with an apartment building, office complex or commercial building, you will need a license from the Committee on Licenses before you can get a permit (check with the Front Desk personnel).
- If you are doing substantial demolition, remodeling, foundation work or a complete renovation, you will need a rodent extermination contract to show that the area will be treated before, during and after construction to insure against infestation.

How long is my permit good for?

Your building permit is good for six months after it is issued and it may, with permission of the Commissioner, be renewed for up to 90 additional days. After that, the permit will be considered abandoned and you will have to re-apply.

How long is my Zoning Approval good for?

Approval from the Board of Appeals on a zoning variance is for two years from the date the decision was filed with the ISD and its Division of Buildings and Structures. If work is started or an application attempted to be processed after two years have elapsed, you must resubmit.

PERMIT FEE SCHEDULE

Building Permit

Long Form Application

\$7.00 per \$1,000 of estimated cost of the project as described on the form for the first \$100,000.

\$10.00 per \$1,000 of estimated cost of the project as described on the form for any amount in excess of \$100,000.

Short Form Application

Primary fee of \$7.00 plus \$10.00 for each \$1,000 of value.

NOTE: An applicant awaiting a decision by the Board of Appeal may pay a nominal fee — \$300.00. See Commission's Bulletin No. 86-6.

Amendment

Primary fee of \$30.00 plus \$10.00 per \$1,000 of estimated cost.

Change of Occupancy or Legalizing Occupancy
\$50.00

Use of Premises
\$25.00

Demolition
\$30.00 plus \$15.00 per floor and \$6.00 for every 5,000 cubic feet.

Board of Appeal
Three-unit dwelling or less — \$100.00
Four-unit dwelling (or greater) or commercial — \$100.00 for each variance requested.

Certificate of Use and Occupancy
Three-unit dwelling or less — \$25.00
Over three units — \$25.00 base plus \$25.00 for each unit over three.
Commercial — \$25.00 per each 1,000 square feet, plus \$50.00.
Place of Assembly — \$50.00

PERSONAL CHECKS ARE ACCEPTED UP TO \$200.00, ABOVE \$200.00, YOU PAY EITHER BY CERTIFIED CHECK OR CASH.

There is a difference . . .

From a property owner's viewpoint, there are substantial differences between owning a property which is listed in a National Register Historic District and one which is a part of a Local Historic District:

The National Register of Historic Places

the list of individual buildings, sites, structures, and objects, as well as districts, "important" in American history, culture, architecture, or archaeology. It is a federal designation and is administered by the Secretary of the Interior through the State Historic Preservation Officers.

Inclusion in the Register:

recognizes that the area is important to the history of the community, state or nation

allows the owners of income-producing properties to obtain federal tax incentives for renovation, and disallows incentives for demolition

provides limited protection from adverse effects by federally funded, licensed, or assisted projects

no way limits the owner's use of the property unless federal funding is used. If your property is listed in the National Register you may do anything with it you wish. However, member, however, that federal tax policy discourages the demolition of historic income-producing property by disallowing the deduction of demolition costs.

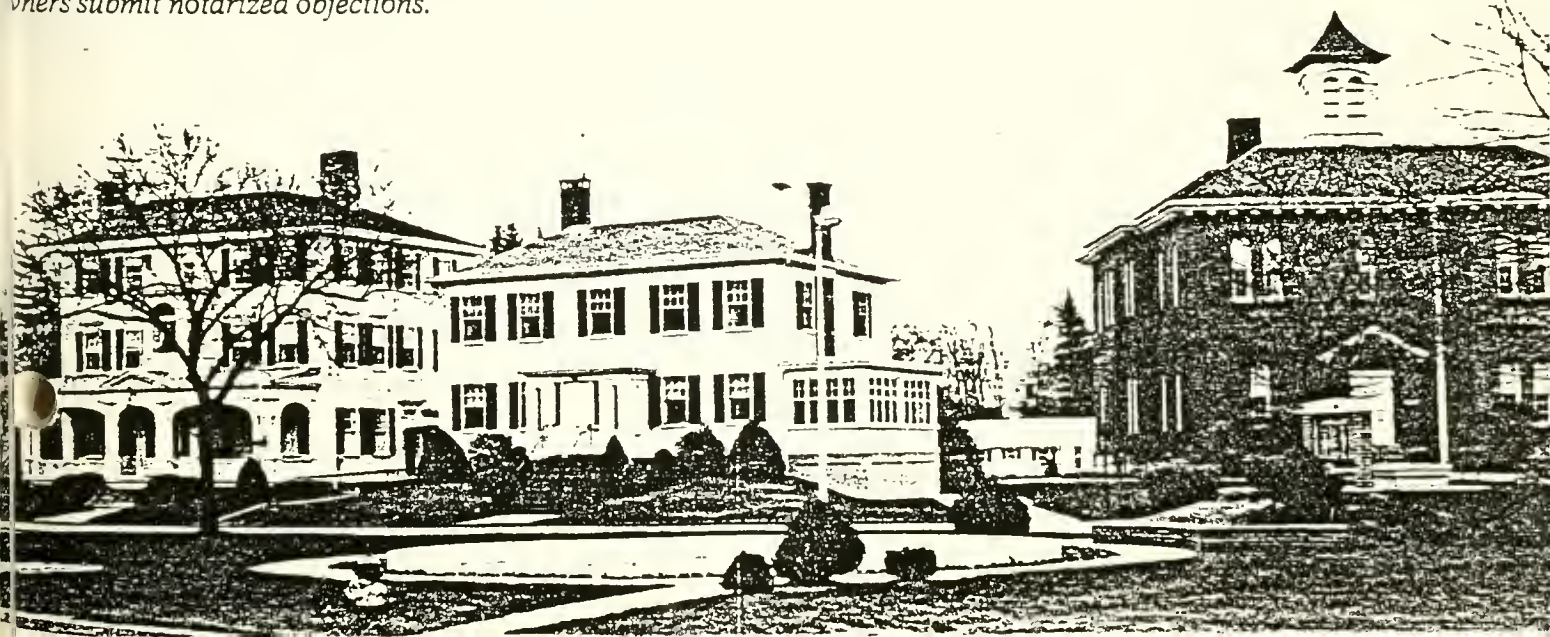
A district cannot be listed if a majority of district owners submit notarized objections.

Local Historic Districts

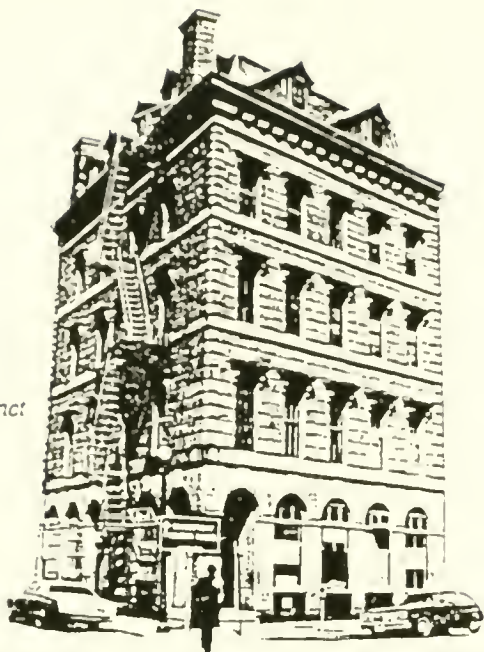
are established and administered by your community and have three main purposes: to preserve the unique characteristics of structures and their surroundings within a certain area; to maintain and improve the setting for those structures; and to encourage the builders of new structures in the area to choose architectural designs which complement the historic structures.

Inclusion in a Local Historic District:

- recognizes the property's relationship to an area that has distinctive historical character
- does *not* provide any opportunity for financial support for rehabilitation
- does *not* automatically provide protection from adverse effects caused by federal programs
- provides for the review of proposed *exterior* changes by the Local Historic District Commission. The responsibilities of the Local Historic District Commission to review changes to a property are *locally* determined and are different for each Local Historic District. For more information, your Local Historic District Commission can be reached through Town or City Hall.



Custom House
Historic District, Boston
National Register Historic District



- Q. Can a property be designated both as part of a National Register Historic District and as a part of a Local Historic District?
- A. Yes. In this case property owners receive all the benefits from the federal listing *and* their property is subject to any local regulations governing historic districts.
- Q. Would listing in either district restrict the use or sale of the property?
- A. No. Only local zoning ordinances restrict the use of the property.
- Q. If my property is in a local historic district, can I paint it any color I want?
- A. Each Local Historic District has its own set of rules and regulations. Most do *not* restrict paint color but you should check with the Local Historic District Commission.

If you would like more information on historic district designation, contact either your local historical commission or the Massachusetts Historical Commission, 294 Washington Street, Boston, MA 02108.
(617)-727-8470



Office of the Massachusetts Secretary of State
Michael Joseph Connolly, Secretary

This brochure has been funded with the assistance of a matching grant-in-aid from the Department of the Interior, National Park Service, under the provisions of the National Historic Preservation Act of 1966.

Ames and Crescent Hills Historic District, Springfield
National Register Historic District



National Register District...
Local Historic District...
**There's a
difference!**



Quadrangle-Mattoon Street Historic District, Springfield
Local and National Register Historic Districts



MASSACHUSETTS
HISTORICAL
COMMISSION

A Division of
Office of the Massachusetts Secretary of State
Michael Joseph Connolly, Secretary

National Register of Historic Places	Boston Landmarks Commission
Created by:	Chapter 772 of the Acts of 1975 for Massachusetts
Basic Concept:	<p>The National Register is a list of the nation's historical and cultural resources worthy of preservation.</p> <p>The Preservation Act of 1966 affords the (Federal level) Advisory Council on Historic Preservation to comment on Federal actions potentially affecting properties listed on the National Register (known as the Section 106 Review)</p>
Affects actions by:	Yes
1. private owners	No
2. City & State	Yes, under State Register procedures
3. Federal Government	Yes
Benefits:	Not unless also listed in the N.R.
1. makes eligible for National Register grants	<p>Yes, when Congress allocates such funds</p> <p>Yes, automatically to individual sites; and</p> <p>Yes, if certified by Interior Department for sites in Districts</p>
2. makes eligible for Income Tax benefits under the Economic Recovery Act of 1981	Districts only - needs certification by Interior Department first

National Register of Historic Places

Boston Landmarks Commission

Process by:

"listing" properties

"designating" properties

1. Nominator prepares precis.
2. On basis of precis and photo, BLC votes on eligibility only (i.e., does property meet criteria?)
3. Nomination forms prepared.
4. Mass. Historical Commission notifies owners, asks for comments from BRA and BLC.
5. Mass. Historical Commission votes, publishes in Federal Register, requests comments on significance
6. National Register Office (Dept. of Interior)
7. Published in the Federal Register.

1. Petition filed.
2. Study report prepared (by local committee if district involved); looks at significance and planning issues
3. Comments of BRA and Mass. Historical Commission requested
4. Public hearing.
5. BLC votes (2/3 required).
6. Mayor approves.
7. City Council can override by 2/3 vote.
8. Recorded in the Suffolk County Registry of Deeds.

Role of BLC in process determined by:

Administrative policy of Mass. Historical Commission and BLC.

Chapter 772, BLC By-laws, Rules and Regulations.

Terminology:

Properties listed in the National Register are known as "National Register Properties." Districts are known as "National Register District" - preferably not historic districts.

Properties can be designated as:
Landmarks
Landmark Districts
Architectural Conservation Districts
or
Protection Areas

The middle two categories are what is known generically as "historic districts"



Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-3850

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places, maintained by the U.S. Department of the Interior, is the nation's official list of important cultural resources. The National Register of Historic Places is effective in three areas: protection, recognition & Federal Tax Credits.

The following are questions commonly asked about the
NATIONAL REGISTER:

HOW DOES THE NATIONAL REGISTER OF HISTORIC PLACES LISTING PROTECT MY BUILDING OR NEIGHBORHOOD?

In addition to recognition, National Register listing affords protection from federally-funded or federally licensed projects which might have an adverse affect on the property or might jeopardize the significance and character of the area. These National Register properties are also included on the State Register of Historic Places and afforded similar protection from state-funded projects. Federal and state examples include urban renewal and highway construction projects.

HOW CAN I, AS A NATIONAL REGISTER PROPERTY OWNER, BENEFIT FROM THIS LISTING?

Aside from offering protection and recognition, National Register listing allows owner of income-producing properties to apply for certain federal tax incentives for substantial rehabilitation according to standards set by the Department of the Interior (provided under the Tax Act of 1986). Also, properties owned by non-profit organizations and municipalities that are listed on the National Register, are eligible to apply for matching funds for the maintenance and preservation of their property through the Massachusetts Preservation Projects Fund.

DOES NATIONAL REGISTER LISTING RESTRICT MY USE OR TREATMENT OF MY STRUCTURE?

No. If no federal or state funds or licenses are involved, there is no control over an owner's use or treatment of any National Register property. Listing in the National Register in no way interferes with a property owner's right to alter, manage or sell the property. It is hoped, however, that the physical character of the structure or district which caused listing in the first place will continue to be maintained.

HOW DOES THE TAX ACT OF 1986 AFFECT OWNERS OF PROPERTY LISTED ON THE NATIONAL REGISTER?

A Federal Tax Credit is available to owners of income-producing properties for rehabilitations which have been certified by the Secretary of the Interior as being consistent with the historic character of the building or district in which it is located. The certification process is administered by the National Park Service in cooperation with the Massachusetts Historical Commission.

WHAT IS A NATIONAL REGISTER DISTRICT?

Properties may be nominated to the National Register either individually or, if they are located within areas containing other contiguous, significant properties, as districts. A National Register District may include any number of properties. The protections afforded by listing are the same.

HOW MANY BUILDINGS IN BOSTON ARE CURRENTLY LISTED ON THE NATIONAL REGISTER?

At this time, there are approximately 7800 Boston buildings listed on the National Register; 7670 of these buildings are listed within districts and 130 are listed individually. The districts range in size and character; the largest district is the South End which contains 3350 buildings, while smaller districts, such as the Washington Street Theatre District contain less than 10 buildings.

DOES THE NATIONAL REGISTER LISTING MEAN THE THE STATE OR FEDERAL GOVERNMENT IS INTERESTED IN BUYING THE PROPERTY?

Absolutely not. It is merely a means of alerting the property owner and all Federal agencies that the listed property holds a certain intrinsic value as an historical, architectural or archaeological site or district.

WHAT IF I WANT TO PROTECT MY BUILDING FROM BEING ALTERED OR DEMOLISHED BY SUBSEQUENT OWNERS?

An owner can consult with an attorney to place preservation restrictions in the property deed. Some properties which are listed on the National Register may also qualify for Boston Landmarks designation. Landmarks designation brings into play a systematic design review process which assures that future physical changes are appropriate and sensitive to the historical value of the property, however owned.

DO I RECEIVE A PLAQUE FOR THIS RECOGNITION?

No, but an owner does receive an official letter of notification and certificate from the Secretary of the Commonwealth. Owners may place a plaque on their property if they wish.

SUMMARY OF CHAPTER 772 CREATING THE BOSTON LANDMARKS COMMISSION

PURPOSE

recognize, conserve and enhance areas, sites and structures that contribute to Boston's distinctive environment, through the creation of a Boston Landmarks Commission with city-wide preservation responsibilities. The statutory Commission provides a continuing, comprehensive preservation program for Boston, coordinates preservation-related activities by private organizations and other city departments, develops additional functions necessary for a serious local preservation program.

THE COMMISSION

Placed administratively within the Environment Department, the Commission consists of nine members and alternates appointed by the Mayor and confirmed by City Council. The Mayor appoints from a slate of nominees provided by certain civic organizations, landscape architects, architectural historians or city planners. The Commission is provided with staff by the Environment Department.

DESIGNATION BY THE COMMISSION

The Commission has the power to designate, for architectural regulation, those areas, sites, and structures that are of historical, social, cultural, architectural, or aesthetic value located in the City of Boston.

Certain areas are excluded from the Commission's jurisdiction except for designation in the "landmark" category. These areas include:

1. any historic district established now or in the future by state law, and
2. a geographical area roughly bounded by Massachusetts Avenue, the Massachusetts Turnpike, the Harbor, and the Charles River.

Designation shall be made according to the following categories:

1. Landmark--any physical feature or improvement having significance to the City and the Commonwealth, the New England region or the nation. This category most often will be used for individual buildings.
2. Landmark district--an area containing physical features or improvements which are of significance to the City and the Commonwealth, the New England region or the nation and cause such area to constitute a distinctive section of the City.
3. Architectural Conservation District--similar to a landmark district but not necessarily significant to the State, region or nation.
4. Protection Area--an area which is contiguous to and is an essential part of the physical environment of a landmark, landmark district or architectural conservation district. The maximum boundary is 1200 feet.

PROCESS OF DESIGNATION

First, a report is prepared that describes the significance and economic status of the site or area under consideration. If a designation is recommended, the report suggests boundaries and the standards and criteria for reviewing subsequent changes. This report will be prepared by the Commission for landmark designations and for all others by a study committee composed of 5 commission members and 6 persons who have "demonstrated interest in the district." and who have been appointed by the Mayor and confirmed by City Council.

The report is transmitted to the Boston Redevelopment Authority and the Massachusetts Historical Commission for comment and is made available to all other interested parties. A public hearing is held, following at least three weeks notice to all affected parties. Following the hearing the Commission shall decide whether or not to make a designation.

If a designation is made, the Mayor has 15 days in which to approve or disapprove the designation. The City Council has an additional 30 days for consideration during which time it may, by a 2/3 vote, override a designation approved by the Mayor.

REGULATORY FUNCTIONS

The Commission is empowered to review and approve or disapprove proposed changes to the physical environment of designated sites and districts. Depending on the type of designation (landmark, landmark district, architectural conservation district or protection area) changes to be reviewed by the Commission could include: new construction, restoration, demolition, alteration of exterior architectural features, and in the case of certain landmarks, changes to distinguished interior features. No building permit nor sign permit shall be issued for changes to designated properties unless the application for permit is accompanied by either a Certificate of Design Approval or a Certificate of Exemption from the Commission.

In district designations, a subcommission or district commission may be appointed to administer and regulate the designated area. Such an area commission would be composed of Landmarks Commission members and local persons who have demonstrated an interest in the area. Such persons shall be appointed by the Mayor and confirmed by City Council.



Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-3850

REVIEW AND APPROVAL PROCESS FOR CHANGES TO DESIGNATED LANDMARKS

WHAT IS THE FUNCTION OF THE BOSTON LANDMARKS COMMISSION?

The Boston Landmarks Commission is an independent body, staffed by the City of Boston Environment Department, that is responsible for identifying and preserving Boston's historic and architectural assets. It has the power to designate buildings and areas of historic or architectural merit within the City of Boston and subsequently to review and approve proposed changes to them. Established by home rule petition under Chapter 772, as amended, Acts of 1975 of the Massachusetts General Laws, the Commission is composed of nine members and nine alternates, all residents of the City of Boston, who represent the architectural, preservation, and business communities as well as the community at-large.

WHAT IS A LANDMARK?

According to the Commission's statute, a Landmark is "a physical feature or improvement which in whole or part has historical, social, cultural, architectural or aesthetic significance to the city and the commonwealth, the New England region or the nation." To be designated a Landmark, a property must receive a majority vote from the Commission and be confirmed by the Mayor and the City Council. The designation procedure is initiated through a petition, which is followed by a preliminary hearing before the Commission, the preparation of a study report on the proposed Landmark, a public hearing, and then the necessary Commission, Mayor and City Council approvals. When a property is designated a Landmark, it becomes subject to review by the Commission, and physical changes must be approved before they are undertaken.

WHAT CHANGES MUST BE REVIEWED?

Generally, any change that is visible from a public way with regard to design, materials or appearance is reviewed, including additions and demolition. In rare cases where an interior has been designated, changes to specified interior elements are reviewed; otherwise, interior changes are not subject to review. The review mechanism insures that changes made to the Landmark are compatible with the character of the Landmark.

Specific Standards and Criteria for review are set forth in each Study Report and are adopted at the time of Landmark designation. The Commission has also adopted General Standards and Criteria which apply to all designated properties. Before work can begin, the appropriate certificate must be issued by the Commission.

WHAT KINDS OF CERTIFICATE DOES THE COMMISSION ISSUE?

Two kinds of certificates are issued, depending on the type of work proposed and on other circumstances.

1. A certificate of Design Approval is issued for changes which are subject to review under the Standards and Criteria for the Landmark and are found to be in conformance with them.

2. A certificate of exemption may be issued under three circumstances:

- a. if the work proposed is ordinary maintenance and repair that would result in no change in the appearance of the Landmark;
- b. if the Commissioner of Inspectional Services has certified in writing that the work is required to remove or rectify a condition that is dangerous to public safety;
- c. if substantial hardship to the applicant will result if the Certificate is not issued; review of the applicant's evidence of hardship by the Commission is necessary.

WHAT IS THE PROCEDURE FOR OBTAINING THE NECESSARY CERTIFICATE?

The staff of the Boston Landmarks Commission (Room 805, in Boston City Hall telephone [617] 725-3850) is available to determine whether proposed work requires a certificate. The staff will provide the necessary application form. When a request for a Building Permit for a Landmark is filed at the Inspectional Services Department, the applicant will be referred to the Commission staff to determine whether a certificate is necessary.

When the completed application has been submitted, the Commission staff must determine within eight (8) working days which type of certificate is required and must schedule a hearing before the Commission if one is required. A hearing is always required for a Certificate of Design Approval and for a Certificate of Exemption based on hardship. In the case of routine maintenance and repair or a threat to public safety, the Certificate of Exemption can be issued by the Director or his/her representative. If a public hearing before the Commission is required, at least ten (10) days' notice is given to the applicant, owner (if different), abutters, public officials and other interested parties. In all cases, the process from receipt of the application to the Commission's decision may take no more than thirty (30) days; otherwise, the application is automatically approved.

WHAT IF THE APPLICANT DISPUTS THE COMMISSION'S DECISION?

If an applicant disagrees with a determination on a certificate, he/she may appeal within thirty (30) days to the Suffolk County Superior Court. The Court may uphold the Commission, annul the decision, remand the case to the Commission for further determination, or make other decrees.

WHAT IF THE APPLICANT PROCEEDS WITHOUT THE NECESSARY CERTIFICATION?

Proceeding with work that requires certification constitutes a violation of state law that can result in a fine. The Commission may also petition the Suffolk County Superior Court to order compliance; continuing violation then constitutes contempt of court, and the Court may order the cause of the violation to be remedied or revised.

For more information, call the staff of the Boston Landmarks Commission at (617) 725-3850, or write to the Commission, Room 805, Boston City Hall, Boston, MA 02201.



QUESTIONS AND ANSWERS ABOUT PROPOSED LANDMARK DISTRICTS

Boston Landmarks Commission

City of Boston
The Environment
Department

Boston City Hall/Room 805
Boston, Massachusetts 02201
617/725-3850

Why was the Boston Landmarks Commission created?

The purposes of the Landmarks Commission are spelled out in Section 1 of the enabling legislation, Chapter 772 of the Acts of 1975:

(a) to protect the beauty of the City of Boston and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of areas, sites, structures and fixtures which constitute or reflect distinctive features of the political, economic, social, cultural or architectural history of the city; (b) to foster appropriate use and wider public knowledge and appreciation of such features, areas, sites, structures and fixtures; (c) to resist and restrain environmental influences adverse to such purposes; (d) to encourage private efforts in support of such purposes; and (e) by furthering such purposes to promote the public welfare, to strengthen the cultural and educational life of the city and the commonwealth and to make the city a more attractive and desirable place in which to live and work.

What does designation of a district mean to a property owner in the district?

It means that any future physical change to the exterior of the building (visible from a public way only) must be approved in advance by a specially created district commission with local representation. This design review process is intended to give neighbors and other interested persons a chance to comment on proposed changes at a public hearing, and if necessary to require changes in proposed plans for a building in a district.

What is a Landmark District?

According to Chapter 772 of the Acts of 1975, the law that created the Boston Landmarks Commission, a Landmark District is:

an area containing any physical features or improvements or both, which are of historical, social, cultural, architectural or aesthetic significance to the city and the Commonwealth, New England region or the nation and cause such area to constitute a distinctive section of the city.

A district must be designated by two-thirds vote of the Landmarks Commission and approved by the Mayor and City Council.

Why would residents want their neighborhood to be a Landmarks District?

Among the reasons for someone to buy a house in a particular neighborhood is its appearance and its historical character. The design review process that comes with district designation is the only available means to protect everyone's neighborhood from an assortment of intrusions and changes that would disturb the neighborhood's visual and historical character.

Existing codes, such as those for zoning and building, do not address the problem of appearance. Zoning governs the use of a structure and building codes govern safety.

What other areas in Boston are districts with similar review?

There are two districts with a design review process similar to that of a Landmark District, but created long before the passage of the Landmarks act. These are the Historic Beacon Hill District, created in 1955 and expanded in 1958, 1963 and 1975; and the Back Bay Architectural District, created in 1965 and expanded in 1972 and 1979. The South End Landmark District was established in 1983 and is the largest district in Boston, containing 3500 properties. There are also four architectural conservation districts in Boston, with a similar design review process; they are Bay State Road/Back Bay West (1979), Eustis Street (1981), St. Botolph Street (1981) and Mission Hill (1983). The Landmarks Commission has also, since its creation in 1975, designated 51 individual structures as Landmarks.

What kinds of changes does the District Commission review?

Only those elements that are covered in the Standards and Criteria adopted at the time of designation. The District Study Committee's work includes recommendations for such standards. Certain elements of a building's exterior appearance--paint color, for instance--may be exempted from review. Proposed standards and criteria are subjects of the public hearing on the proposed designation.

How long does it take for a decision on an application for design review?

The district commission has 30 days from the time of application to act on any proposal. The Commission cannot sit on an application; if it tries to, after 30 days the application is automatically approved.

Does any owner who wants to do work now, prior to possible designation, need any approvals from the Landmarks Commission?

No. The design review process does not begin until after the district has been designated.

Are the design standards and criteria in a district retroactive?

No. A district is designated as is, including buildings and architectural features that are not in compliance with the new standards and criteria. It is much the same as a grandfather clause: everything can remain as long as it can be maintained.

Will an owner be forced to restore his/her house if the district is designated?

No. The District Commission only reviews changes proposed by the owner of the property. It can require an owner to modify plans he or she has proposed to meet district standards and criteria. But an owner who is not proposing any changes cannot be required to make any.

What are the economic advantages to property owners in an Landmark District?

The principal program for owners of property in districts is the Tax Reform Act of 1986, which allows owners of income-producing properties and buildings used for trade or business to receive a rehabilitation tax credit when the historic property is substantially rehabilitated. A district, once designated, must itself be certified by the Department of Interior for its buildings to qualify for the tax incentives.

What effect will district designation have on mv property taxes?

None, as nearly as we can tell. In 1978, the Town of Medfield did a study of 22 cities and towns in Massachusetts which have historic districts, (comparable to Architectural Conservation Districts, though under a different enabling legislation). They concluded that there has been no special effect on property value, and that district designation and property value are independent of each other.

Are there any restrictions on buying or selling property in a Landmark District?

No. An owner can sell to whom he or she pleases, as far as the Landmarks Commission is concerned. To be sure that buyers know that property is in a district, the Commission is required to list all designated properties at the Registry of Deeds.

BOSTON LANDMARKS COMMISSION
DESIGNATION PROCESS

- Step 1 The Mayor, 10 registered voters of the City, or any Commission member may petition the Commission for a designation. Within 30 days, a preliminary hearing shall be held with the petitioners, at which point arrangements can be made for a study report and, if required, for the appointment of a study committee.*
- Step 2 A study report is prepared that describes the significance and economic status of the site or area. If a designation is recommended, the report suggests boundaries and the standards and criteria for reviewing subsequent changes. This report will be prepared by the Commission for landmark designations and for all others by a study committee composed of 5 commission members and 6 persons who have "demonstrated interest in the district," and who have been appointed by the Mayor and confirmed by City Council.
- Step 3 Public hearing is held. Notice of Public hearing shall be:
- a. published at least three weeks prior to the hearing;
 - b. sent to each owner of affected property (ies)
 - c. sent to the Petitioners, Mayor, BRA, City Clerk, Office of Neighborhood Services, Public Improvements Commission, other city agencies and interested parties.
- Step 4 The Commission shall vote on designation with a 2/3 vote necessary to approve. Designation shall include the adoption of regulations which shall specify standards and criteria to be used by the Commission in reviewing future proposed changes to designated sites and areas.
- Step 5 A designation when made by the Commission is presented to the Mayor for approval. To disapprove, he must do so within 15 days.
- Step 6 The Mayor shall transmit his action to the City Council, which has 30 days in which to overturn, by a 2/3 vote, a designation approved by the Mayor.
- Step 7 Designation shall be filed with the Registry of Deeds, the City Clerk, the Public Improvements Commission and the Inspectional Services Department.

PROCESS FOR RESCINDING OR AMENDING A DESIGNATION

Same as for designation process.

*If petition is rejected, owner is notified (via certified mail), as are petitioners and other interested parties.

HISTORIC DESIGNATIONS IN BOSTON
as of October, 1986

DISTRICTS

LOCAL HISTORIC DISTRICTS

<u>Name of District</u>	<u>Date Established</u>	<u># of Properties</u>
Beacon Hill Historic District	1955	1200
Back Bay Architectural District	1966	2000
Bay State Road/Back Bay West ACD	1979	197
Bay Village Historic District	1979	190
Eustis Street Arch. Conservation District	1981	6
St. Botolph St. Arch. Conservation District	1981	220
South End Landmark District	1983	3500
Mission Hill Triangle Arch. Conserv. Dist.	1985	74
<u>Total Number of Properties</u>		7377

NATIONAL REGISTER DISTRICTS

<u>Name of District</u>	<u>Date Established</u>	<u>Neighborhood</u>	<u>Approx. # Structures</u>
Back Bay Historic District	1973	Back Bay	2200
Beach/Knapp District	1980	Theatre/CBD	6
Beacon Hill Historic District	1966	Beacon Hill	1200
Blackstone Block	1973	CBD	18
Boston Harbor Islands	1985	Boston Harbor	
Bulfinch Triangle	1985	CBD	46
Charles River Basin Historic District	1978	Charles River	34
Codman Square Historic District	1983	Dorchester	5
Custom House District	1973	CBD	116
Dorchester/Lower Mills Industrial Dis.	1979	Dorchester	24
Dudley Station	1985	Roxbury	43
John Eliot Square Historic District	1973	Roxbury	19
Fenway/Boylston Street	1984	CBD	22
Fulton/Commercial Streets District	1973	North End	80
Harriswood Crescent	1986	Roxbury	15
Leather District	1983	CBD	54
Liberty Tree District	1980	Theatre/CBD	6
Moreland Street Historic District	1984	Roxbury	280
Olmsted Park System	1971		
Park Street District	1974	CBD	18
Piano Row	1980	Theatre/CBD	29
Quincy Market	1966	CBD	4
South End Historic District	1973	South End	3350
Town Hill Historic District	1973	Charlestown	83
Washington Street Theatre District	1979	Theatre/CBD	7
West Street Historic District	1980	Theatre/CBD	4

Total Number of National Register Districts in Boston 24

Approximate Total Number of Properties in National Register Districts in Boston

7663

INDIVIDUAL PROPERTIES

Number of National Register Listings and Boston Landmarks By Neighborhood

<u>Neighborhood</u>	<u>N. R. Listings</u>	<u>Boston Landmarks</u>
Allston/Brighton	3	1
Back Bay	7	3
Beacon Hill	12	
Boston Harbor	3	
CBD/Boston Proper	32	22
Charles River	1	1
Charlestown	6	2
Dorchester	8	4
East Boston	1	2
Fenway	6	1
Hyde Park	1	
Jamaica Plain	4	1
North End	5	
Roxbury	12	2
South Boston	4	1
South End	4	1
Street Clocks (5)		1
Theatre Area	11	7
West End	5	
West Roxbury	1	2
TOTAL INDIVIDUAL NATIONAL REGISTER LISTINGS	126	
TOTAL BOSTON LANDMARKS		51
NATIONAL HISTORIC LANDMARKS IN BOSTON	23	

JAMACIA PLAIN PROFILE

ZONING MAP AND DISTRICT DESCRIPTIONS

HISTORIC PRESERVATION STUDY

OPEN SPACE STUDY



JAMAICA PLAIN

Existing Zoning

RESIDENTIAL

- Single Family Residential
- General Residential
- Apartment Residential

COMMERCIAL

- Local Business
- General Business

INDUSTRIAL

- Manufacturing
- Industrial

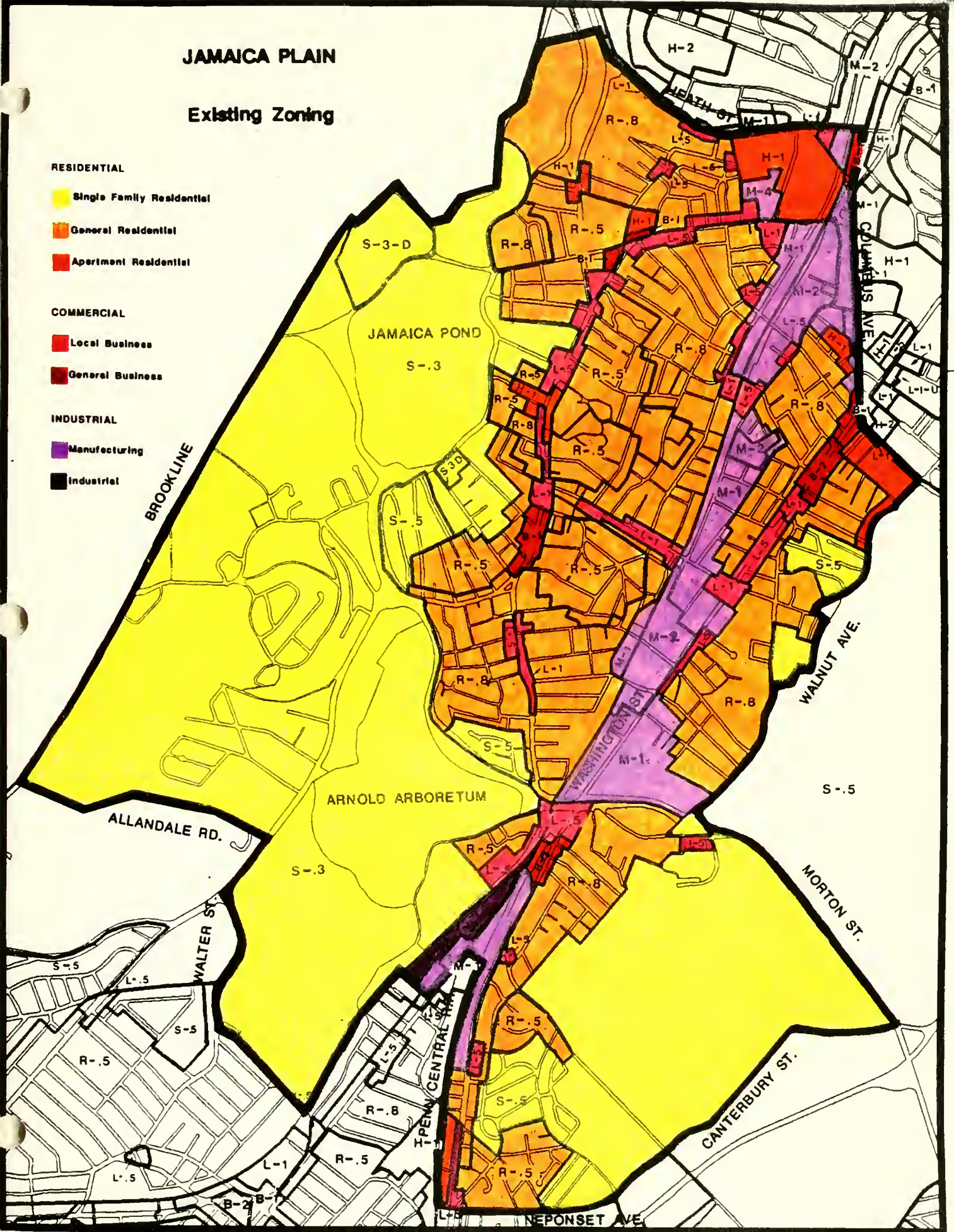


TABLE B: DIMENSIONAL REGULATIONS

RESIDENCE DISTRICTS

DISTRICT	TYPE OF USE	LOT SIZE minimum sq ft	LOT AREA minimum sq ft for each add'l dwelling unit	LOT WIDTH minimum feet	FLOOR AREA RATIO maximum (1)	HEIGHT OF BUILDINGS stories maximum	USABLE OPEN SPACE minimum sq ft per dwelling unit	FRONT YARD minimum depth feet (14)	SIDE YARD minimum width feet	REAR YARD minimum depth feet	SETBACK OF PARALLEL minimum distance from lot line	REAR YARD maximum % occupancy by accessory buildings
S-3	1 family detached Other use	9,000 9,000	none 6,000	70 70	0.3 0.3	2½ 2½	none none	25 30	12 15	40 50	none none	25 20
S-5	1 family detached Other use	6,000 6,000	none 4,000	60 60	0.5 0.5	2½ 2½	none none	25 30	10 12	40 50	none none	25 20
R-5	1 & 2 fam detached Any other dwelling Other use	5,000 2 acres 5,000	3,000 3,000(2) 3,000	50 200 50	0.5 0.5 0.5	2½ 2 2½	none 1,000 none	20 25 25	10 10 10	40 40 40	none none none	25 20 20
R-8	1 & 2 family row Any other dwelling Other use	3,000 5,000 5,000	2,000 1,500 1,500	none 50 50	0.8 0.8 0.8	3 3 3	800 800 none	20 20 25	10 10 10	40 40 40	none none none	25 25 20
H-1-40	1 & 2 family row Any other dwelling Other use	2,000 5,000 5,000	1,500 1,000 1,000	none 50 50	1.0 1.0 1.0	4 4 4	400 400 none	20 20 25	(4) (4) (4)	30(6) $10 + \frac{L}{20}(6)$	$\frac{H+L}{6}$ for all uses	25 25 25
H-1-50	1 & 2 family row Any other dwelling Other use	2,000 5,000 5,000	1,500 1,000 1,000	none 50 50	1.0 1.0 1.0	- - -	400 400 none	20 20 25	(4) (4) (4)	30(6) $10 + \frac{L}{20}(6)$	$\frac{H+L}{6}$ for all uses	25 25 25
H-1	1 & 2 family row Any other dwelling Other use	2,000 5,000 5,000	1,500 1,000 1,000	none 50 50	1.0 1.0 1.0	none none none	400 400 none	20 20 25	(4) (4) (4)	30(6) $10 + \frac{L}{20}(6)$	$\frac{H+L}{6}$ for all uses	25 25 25
H-2-45	Any dwelling Other use	none none	none none	none none	2.0 2.0	- -	150 none	20 20	(4) (4)	$10 + \frac{L}{20}(6)$	$\frac{H+L}{6}$ all uses	30 30
H-2-65	Any dwelling Other use	none none	none none	none none	2.0 2.0	7 7	150 none	20 20	(4) (4)	$10 + \frac{L}{20}(6)$	$\frac{H+L}{6}$ all uses	30 30
H-2	Any dwelling Other use	none none	none none	none none	2.0 2.0	none none	150 none	20 20	(4) (4)	$10 + \frac{L}{20}(6)$	$\frac{H+L}{6}$ all uses	30 30
H-3-65	Any dwelling Other use	none none	none none	none none	3.0 3.0	- -	50 none	(10) (10)	(4) (4)	25% of lot depth all uses	$\frac{H+L}{6}$ (9) all uses	40 40
H-3	Any dwelling Other use	none none	none none	none none	3.0 3.0	none none	100 none	15 15	(4) (4)	$10 + \frac{L}{20}(6)$	$\frac{H+L}{6}$ all uses	35 35
H-4	Any dwelling Other use	none none	none none	none none	4.0 4.0	none none	50 none	15 15	(4) (4)	$10 + \frac{L}{20}(6)$	$\frac{H+L}{6}$ all uses	40 40
H-5	Any dwelling Other use	none none	none none	none none	5.0 5.0	none none	50 none	15 15	(4) (4)	$10 + \frac{L}{20}(6)$	$\frac{H+L}{6}$ all uses	40 40

LOCAL
BUSINESS
DISTRICTS

L-5	Any dwelling Other use	(3) none	(3) none	(3) none	0.5 0.5	2½ 2½	35 35	(3) 15	(3) none(5)	(3) 20(7)	none none	- -
L-1	Any dwelling Other use	(3) none	(3) none	(3) none	1.0 1.0	3 3	35 35	(3) 10	(3) none(5)	(3) 20(7)	none none	- -
L-2-65	Any dwelling Other use	(3) none	(3) none	(3) none	2.0 2.0	7 7	65 65	(3) none	(3) none(5)	(3) $10 + \frac{L}{20}(7)$	$\frac{H+L}{6}$ for all uses	- -
L-2	Any dwelling Other use	(3) none	(3) none	(3) none	2.0 2.0	none none	none none	(3) none	(3) none(5)	(3) $10 + \frac{L}{20}(7)$	$\frac{H+L}{6}$ for all uses	- -

1950
1951
1952

1953-1954

1950		1951		1952		1953-1954		1955-1956		1957-1958		1959-1960		1961-1962		1963-1964		1965-1966		1967-1968		1969-1970		1971-1972		1973-1974		1975-1976		1977-1978		1979-1980		1981-1982		1983-1984		1985-1986		1987-1988		1989-1990		1991-1992		1993-1994		1995-1996		1997-1998		1999-2000		2001-2002		2003-2004		2005-2006		2007-2008		2009-2010		2011-2012		2013-2014		2015-2016		2017-2018		2019-2020		2021-2022		2023-2024		2025-2026		2027-2028		2029-2030		2031-2032		2033-2034		2035-2036		2037-2038		2039-2040		2041-2042		2043-2044		2045-2046		2047-2048		2049-2050		2051-2052		2053-2054		2055-2056		2057-2058		2059-2060		2061-2062		2063-2064		2065-2066		2067-2068		2069-2070		2071-2072		2073-2074		2075-2076		2077-2078		2079-2080		2081-2082		2083-2084		2085-2086		2087-2088		2089-2090		2091-2092		2093-2094		2095-2096		2097-2098		2099-2100		2101-2102		2103-2104		2105-2106		2107-2108		2109-2110		2111-2112		2113-2114		2115-2116		2117-2118		2119-2120		2121-2122		2123-2124		2125-2126		2127-2128		2129-2130		2131-2132		2133-2134		2135-2136		2137-2138		2139-2140		2141-2142		2143-2144		2145-2146		2147-2148		2149-2150		2151-2152		2153-2154		2155-2156		2157-2158		2159-2160		2161-2162		2163-2164		2165-2166		2167-2168		2169-2170		2171-2172		2173-2174		2175-2176		2177-2178		2179-2180		2181-2182		2183-2184		2185-2186		2187-2188		2189-2190		2191-2192		2193-2194		2195-2196		2197-2198		2199-2200		2201-2202		2203-2204		2205-2206		2207-2208		2209-2210		2211-2212		2213-2214		2215-2216		2217-2218		2219-2220		2221-2222		2223-2224		2225-2226		2227-2228		2229-2230		2231-2232		2233-2234		2235-2236		2237-2238		2239-2240		2241-2242		2243-2244		2245-2246		2247-2248		2249-2250		2251-2252		2253-2254		2255-2256		2257-2258		2259-2260		2261-2262		2263-2264		2265-2266		2267-2268		2269-2270		2271-2272		2273-2274		2275-2276		2277-2278		2279-2280		2281-2282		2283-2284		2285-2286		2287-2288		2289-2290		2291-2292		2293-2294		2295-2296		2297-2298		2299-2300		2301-2302		2303-2304		2305-2306		2307-2308		2309-2310		2311-2312		2313-2314		2315-2316		2317-2318		2319-2320		2321-2322		2323-2324		2325-2326		2327-2328		2329-2330		2331-2332		2333-2334		2335-2336		2337-2338		2339-2340		2341-2342		2343-2344		2345-2346		2347-2348		2349-2350		2351-2352		2353-2354		2355-2356		2357-2358		2359-2360		2361-2362		2363-2364		2365-2366		2367-2368		2369-2370		2371-2372		2373-2374		2375-2376		2377-2378		2379-2380		2381-2382		2383-2384		2385-2386		2387-2388		2389-2390		2391-2392		2393-2394		2395-2396		2397-2398		2399-2400		2401-2402		2403-2404		2405-2406		2407-2408		2409-2410		2411-2412		2413-2414		2415-2416		2417-2418		2419-2420		2421-2422		2423-2424		2425-2426		2427-2428		2429-2430		2431-2432		2433-2434		2435-2436		2437-2438		2439-2440		2441-2442		2443-2444		2445-2446		2447-2448		2449-2450		2451-2452		2453-2454		2455-2456		2457-2458		2459-2460		2461-2462		2463-2464		2465-2466		2467-2468		2469-2470		2471-2472		2473-2474		2475-2476		2477-2478		2479-2480		2481-2482		2483-2484		2485-2486		2487-2488		2489-2490		2491-2492		2493-2494		2495-2496		2497-2498		2499-2500		2501-2502		2503-2504		2505-2506		2507-2508		2509-2510		2511-2512		2513-2514		2515-2516		2517-2518		2519-2520		2521-2522		2523-2524		2525-2526		2527-2528		2529-2530		2531-2532		2533-2534		2535-2536		2537-2538		2539-2540		2541-2542		2543-2544		2545-2546		2547-2548		2549-2550		2551-2552		2553-2554		2555-2556		2557-2558		2559-2560		2561-2562		2563-2564		2565-2566		2567-2568		2569-2570		2571-2572		2573-2574		2575-2576		2577-2578		2579-2580		2581-2582		2583-2584		2585-2586		2587-2588		2589-2590		2591-2592		2593-2594		2595-2596		2597-2598		2599-2600		2601-2602		2603-2604		2605-2606		2607-2608		2609-2610		2611-2612		2613-2614		2615-2616		2617-2618		2619-2620		2621-2622		2623-2624		2625-2626		2627-2628		2629-2630		2631-2632		2633-2634		2635-2636		2637-2638		2639-2640		2641-2642		2643-2644		2645-2646		2647-2648		2649-2650		2651-2652		2653-2654		2655-2656		2657-2658		2659-2660		2661-2662		2663-2664		2665-2666		2667-2668		2669-2670		2671-2672		2673-2674		2675-2676		2677-2678		2679-2680		2681-2682		2683-2684		2685-2686		2687-2688		2689-2690		2691-2692		2693-2694		2695-2696		2697-2698		2699-2700		2701-2702		2703-2704		2705-2706		2707-2708		2709-2710		2711-2712	
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GENERAL BUSINESS DISTRICTS

B-1	Any dwelling Other use	(3) none	(3) none	(3) none	1 0 1 0	3 3	40 40	(3) none	(3) none	(3) none(5)	(3) $10 + \frac{L'}{20}$	$\frac{H + L'}{6}$ for all uses	-
B-2	Any dwelling Other use	(3) none	(3) none	(3) none	2 0 2 0	none none	none none	(3) none	(3) none	(3) none(5)	(3) $10 + \frac{L'}{20}$	$\frac{H + L'}{6}$ for all uses	-
B-3-65	Any dwelling Other use	none none	none none	none none	3 0 3 0	- -	65(9) 65(9)	50 none	(10) (10)	(3) none(5)	(3) $10 + \frac{L'}{20}$	$\frac{H + L'}{6}$ (9) for all uses	-
B-4	Any dwelling Other use	(3) none	(3) none	(3) none	4 0 4 0	none none	none none	(3) none	(3) none	(3) none(5)	(3) $10 + \frac{L'}{20}$	$\frac{H + L'}{6}$ for all uses	-
B-8-120	Any dwelling Other use	none none	none none	none none	8 0 8 0	- -	120 120	50 none	(10) (10)	(3) none(5)	20 $10 + \frac{L'}{20}$	none none	-
B-8	Any dwelling Other use	(3) none	(3) none	(3) none	8 0 8 0	none none	none(13) none(13)	(3) none	(3) none	(3) none(5)	(3) $10 + \frac{L'}{20}$	$\frac{H + L'}{7}$ for all uses	-
B-10-155	Any dwelling Other use	none none	none none	none none	10 0 10 0	- -	155(12) 155	50 none	(10) (10)	(3) none(5)	5 5	(12) none	-
B-10	Any dwelling Other use	(3) none	(3) none	(3) none	10 0 10 0	none none	none(13) none(13)	(3) none	(3) none	(3) none(5)	(3) $10 + \frac{L'}{20}$	$\frac{H + L'}{8}$ for all uses	-

INDUSTRIAL DISTRICTS

M-1	Any use	none	none	none	1 0	2 1/2	35	none	20	(5)	20	$\frac{H + L'}{6}$	-
M-2	Any use	none	none	none	2 0	none	none	none	none	(5)	12	$\frac{H + L'}{6}$	-
M-4	Any use	none	none	none	4 0	none	none	none	none	(5)	12	$\frac{H + L'}{6}$	-
M-8	Any use	none	none	none	8 0	none	none	none	none	(5)	12	$\frac{H + L'}{7}$	-
I-2	Any use	none	none	none	2 0	none	none	none	none	(5)	12	$\frac{H + L'}{6}$	-
W-2	Any use	none	none	none	2 0	none	none	none	none	(5)	12	$\frac{H + L'}{6}$	-

Key L = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line

H = Height of building above the height below which no setback is required

L' = Length of wall parallel (or within 45° of parallel) to lot line, measured parallel to lot line at greatest length above the height below which no setback is required

(1) See Section 15.4 for cases where the maximum floor area ratio may be exceeded

(2) No additional lot area for first 30 dwelling units

(3) See Section 13.4

(4) Ten feet plus one twentieth of the length of the wall parallel (or within 45° of parallel) to the side lot line. See further, Section 19.4

(5) See Section 19.5

(6) See Section 20.4

(7) See Section 20.5

(8) Deleted

(9) See Section 16.7 for regulations for pre-Code structures

(10) 20 feet on east-west streets, none on north-south streets. A bay window as defined in Section 2.1 may protrude into a front yard. Section 18.1 notwithstanding. See also Sections 18.1 and 18.2

(11) See Section 16.4

(12) See Section 16.5

(13) See Section 16.6 for height limits for buildings within 100 feet of streets that bound Boston Common and the Public Garden

(14) See also Section 18.2

(14A) amended on April 14, 1967; February 17, 1971; March 20, 1972; July 9 and September 27, 1973; October 22, 1974; July 7, 1977; February 28 and April 11, 1979; October 31, 1980; June 18 and August 20, 1981; and June 16, 1982.

S-.3, S-.5 SINGLE FAMILY RESIDENTIAL DISTRICT

PERMITTED USES:

- Single family home (1)
- * Group care residence, limited (7B)
- * Elementary or secondary school (16)
- Library or museum (20)
- Place of worship (21)
- Extension of existing cemetery (26b)
- * Mortuary chapel in cemetery (26c)
- * Crematory in cemetery (26d)
- Columbarium in cemetery (26e)
- * Public park or playground (27)
- * Private sports grounds (28)
- * Adult education or community center (29)
- * Fire or police station (33)
- * Accessory parking garage or spaces (72)
- * Swimming pool, tennis court (72A)
- Storage of flammable gases incidental to lawful use (80)
- Permanent dwelling as required for safe and proper operation of lawful main use (83)
- * Any other accessory use ordinarily incident to lawful main use (85)

CONDITIONAL USES:

- * Mobile home (1A)
- Group care residence, general (7A)
- Temporary dwelling (9)
- Dormitory accessory to colleges or trade schools (11, 12, 13)
- College, university (16A)
- Day care center, nursery school (17)
- * Machine shop accessory to school (19)
- * Library or museum accessory to certain institutional uses (20A)
- Cemetery (26a)
- * Public service substation, telephone exchange (31)
- * Parking lot (58)
- * Any use ancillary and ordinarily incident to a lawful use (71)
- * Home office for professional (73)
- * Home occupation (74)
- * Keeping of animals (75, 76)
- * Accessory businesses in hospitals or educational institutions (79)

R-5, R-8 GENERAL RESIDENTIAL DISTRICT

PERMITTED USES:

- Single family home (1)
- Semi-detached home (2)
- Row house (3)
- Two-family house (4,5,6)
- Multi-family dwelling (7)
- * Group care residence, limited (7B)
- * Dwelling converted for more units (8)
- * Elementary or secondary school (16)
- Library or museum (20)
- Place of worship (21)
- Extension of existing cemetery (26b)
- * Mortuary chapel in cemetery (26c)
- * Crematory in cemetery (26d)
- Columbarium in cemetery (26e)
- * Public park or playground (27)
- * Private sports grounds (28)
- * Adult education or community center (29)
- * Fire or police station (33)
- * Accessory parking garage or spaces (72)
- * Swimming pool, tennis court (72A)
- * Home office of professional (73)
- * Home occupation (74)
- Storage of flammable gases incidental to lawful use (80)
- Permanent dwellings as required for safe and proper operation of lawful main use (83)
- * Any other accessory use ordinarily incident to lawful main use (85)
- Amusement games in dormitories, fraternities, or sororities (86a)

CONDITIONAL USES:

- * Mobile home (1A)
- Group care residence, general (7A)
- Temporary dwelling (9)
- Lodging houses (10)
- Dormitory accessory to colleges or trade schools (11,12,13)
- Dormitory (13A)
- Fraternity or sorority house (14)
- College, university (16A)
- Day care center, nursery school (17)
- * Machine shop accessory to school (19)
- * Library or museum accessory to certain institutional uses (20A)
- Cemetery (26a)
- * Private club (30)
- * Public service substation, telephone exchange (31)
- Amusement games in noncommercial establishment (37A)
- * Parking lot (58)
- * Any use ancillary and ordinarily incident to a lawful use (71)

- * Keeping of animals (75,76)
Keeping laboratory animals incidental to institutional use (77)
Accessory businesses in hospitals or educational institutions (79)

Wages, salaries, and other compensation
of employees of the Federal Government
for the year 1964

H-1, H-2 APARTMENT RESIDENTIAL DISTRICT

PERMITTED USES:

- Single family home (1)
- Semi-detached home (2)
- Row house (3)
- Two-family house (4,5,6)
- Multi-family dwelling (7)
- * Group care residence, limited (7B)
- * Dwelling converted for more units (8)
- * Elementary or secondary school (16)
- * Day care center, nursery school (17)
- Library or museum (20)
- Place of worship (21)
- * Convalescent, nursing or rest home (22A)
- Extension of existing cemetery (26b)
- * Mortuary chapel in cemetery (26c)
- * Crematory in cemetery (26d)
- Columbarium in cemetery (26e)
- * Public park or playground (27)
- * Private sports grounds (28)
- * Adult education or community center (29)
- Fire or police station (33)
- * Accessory parking garage or spaces (72)
- * Swimming pool, tennis court (72A)
- * Home office of professional (73)
- * Home occupation (74)
- Accessory services in large residential uses (78)
- Storage of flammable gases incidental to lawful use (80)
- Permanent dwelling as required for safe and proper operation of lawful main use (83)
- * Any other accessory use ordinarily incident to lawful main use (85)
- * Amusement games in dormitories, fraternities, or sororities (86a)

CONDITIONAL USES:

- * Mobile home (1A)
- Group care residence, general (7A)
- Temporary dwelling (9)
- Lodging houses (10)
- * Dormitory accessory to colleges or trade schools (11,12,13)
- * Dormitory (13A)
- Fraternity or sorority house (14)
- Hotels, motels (15)
- College, university (16A)
- * Trade, professional or other school (18)
- * Machine shop accessory to school (19)
- * Library or museum accessory to certain institutional uses (20A)
- * Hospital (22)
- * Research labs accessory to certain institutional uses (24)

- Cemetery (26a)
- Private club (30)
- * Public service substation, telephone exchange (31)
- Amusement games in noncommercial establishment (37A)
- * Professional office (39)
- * Clinic (39A)
- * Parking lot (58)
- * Parking garage (59)
- * Any use ancillary and ordinarily incident to a lawful use (71)
- * Keeping of animals (75,76)
- * Keeping of animals for educational or laboratory purposes (77)
- * Accessory businesses in hospitals or educational institutions (79)

- **Public Service: 1990-1995**
- **Public Service: 1995-2000**
- **Public Service: 2000-2005**
- **Public Service: 2005-2010**
- **Public Service: 2010-2015**
- **Public Service: 2015-2020**
- **Public Service: 2020-2025**
- **Public Service: 2025-2030**
- **Public Service: 2030-2035**
- **Public Service: 2035-2040**
- **Public Service: 2040-2045**
- **Public Service: 2045-2050**
- **Public Service: 2050-2055**
- **Public Service: 2055-2060**
- **Public Service: 2060-2065**
- **Public Service: 2065-2070**
- **Public Service: 2070-2075**
- **Public Service: 2075-2080**
- **Public Service: 2080-2085**
- **Public Service: 2085-2090**
- **Public Service: 2090-2095**
- **Public Service: 2095-2100**

L-5, L-1 LOCAL BUSINESS DISTRICT

PERMITTED USES:

- Single family home (1)
- Semi-detached home (2)
- Row house (3)
- Two-family house (4,5,6)
- Multi-family dwelling (7)
- * Group care residence, limited (7B)
- * Dwelling converted for more units (8)
- * Lodging houses (10)
- * Elementary or secondary school (16)
- Day care center, nursery school (17)
- Library or museum (20)
- Place of worship (21)
- * Convalescent, nursing or rest home (22A)
- Extension of existing cemetery (26b)
- * Mortuary chapel in cemetery (26c)
- * Crematory in cemetery (26d)
- Columbarium in cemetery (26e)
- * Public park or playground (27)
- Private sports grounds (28)
- Adult education or community center (29)
- Public service substation, telephone exchange (31)
- * Telephone exchange (32)
- * Fire or police station (33)
- * Retail store (34)
- * Restaurant, cafeteria (37)
- Professional office (39)
- Clinic (39A)
- Real estate or insurance agency (40)
- Office or bank (41)
- * Barber or beauty shop (43)
- * Dry cleaners, tailor (44)
- * Caterer and similar service establishments (46)
- Radio or television studio (48)
- Bus terminal (62)
- Railway station (63)
- * Accessory parking garage or spaces (72)
- * Swimming pool, tennis court (72A)
- Home office of professional (73)
- * Home occupation (74)
- Accessory services in large residential uses (78)
- Storage of flammable gases incidental to lawful use (80)
- * Accessory manufacture or assembly of products (81)
- Permanent dwelling as required for safe and proper operation of lawful main use (83)
- * Any other accessory use ordinarily incident to lawful main use (85)
- * Amusement games in dormitories, fraternities, or sororities or in bar or tavern (86a,b)

CONDITIONAL USES:

- * Mobile home (1A)
 - Group care residence, general (7A)
 - Temporary dwelling (9)
 - Dormitory accessory to colleges or trade schools (11,12,13)
 - Dormitory (13A)
 - Fraternity or sorority house (14)
 - College, university (16A)
 - Trade, professional or other school (18)
- * Machine shop accessory to school (19)
- * Library or museum accessory to certain institutional uses (20A)
- * Hospital (22)
 - Hospital or nursing home with custodial services for addicts (23)
 - Research labs accessory to certain institutional uses (24)
 - Cemetery (26a)
- * Private club (30)
- * Department or furniture store (35)
 - Take-out food (36A)
 - Amusement games in noncommercial establishment (37A)
 - Funeral home (47)
 - Drive-in bank or restaurant (50)
- * Parking lot (58)
 - Parking garage (59)
- * Gasoline service station (60)
 - Automotive parts sales (60A)
- * Any use ancillary and ordinarily incident to a lawful use (71)
- * Keeping of animals (75,76)
- * Keeping of animals for educational or laboratory purposes (77)
- * Accessory businesses in hospitals or educational institutions (79)
 - Amusement games in commercial establishments (86c)

B-1, B-2 GENERAL BUSINESS DISTRICT

PERMITTED USES:

- Single family home (1)
- Semi-detached home (2)
- Row house (3)
- Two-family house (4,5,6)
- Multi-family dwelling (7)
- * Group care residence, limited (7B)
- * Dwelling converted for more units (8)
- * Lodging houses (10)
- Hotel, motel (15)
- * Elementary or secondary school (16)
- Day care center, nursery school (17)
- Library or museum (20)
- Place of worship (21)
- * Convalescent, nursing or rest home (22A)
- Extension of existing cemetery (26b)
- * Mortuary chapel in cemetery (26c)
- * Crematory in cemetery (26d)
- Columbarium in cemetery (26e)
- * Public park or playground (27)
- Private sports grounds (28)
- Adult education or community center (29)
- Private club (30)
- Public service substation, telephone exchange (31)
- Telephone exchange other than automatic (32)
- * Fire or police station (33)
- * Retail store (34)
- Department or furniture store (35)
- Indoor sales of autos and trucks (36)
- * Restaurant, cafeteria (37)
- * Amusement game in club or dormitory (37A)
- * Club, theatre, place of entertainment (38)
- Professional office (39)
- Clinic (39A)
- Real estate or insurance agency (40)
- Office or bank (41)
- * Wholesale or distributing house (42)
- Barber or beauty shop (43)
- * Dry cleaners, tailor (44)
- Caterer and similar service establishments (46)
- Funeral home (47)
- Radio or television studio (48)
- Animal hospital or pound (49)
- Parking lot (58)
- Parking garage (59)
- Automotive parts sales (60A)
- Bus terminal (62)
- Railway station (63)

- Accessory parking garage or spaces (72)
- * Swimming pool, tennis court (72A)
- Home office of professional (73)
- Home occupation (74)
- Accessory services in large residential used (78)
- Storage of flammable gases incidental to lawful use (80)
- Accessory manufacture or assembly of products (81)
- * Repair garage incident to auto sales (82)
- Permanent dwelling as required for safe and proper operation of lawful main use (83)
- * Any other accessory use ordinarily incident to lawful main use (85)
- * Amusement games in dormitories, fraternities, or sororities or in bar or tavern (86a,b,c)

CONDITIONAL USES:

- * Mobile home (1A)
- Group care residence, general (7A)
- Temporary dwelling (9)
- Dormitory accessory to colleges or trade schools (11, 12, 13)
- Dormitory (13A)
- Fraternity or sorority house (14)
- College, university (16A)
- Trade, professional or other school (18)
- * Machine shop accessory to school (19)
- * Library or museum accessory to certain institutional uses (20A)
- * Hospital (22)
- Hospital or nursing home with custodial services for addicts (23)
- * Research labs accessory to certain institutional uses (24)
- Penal or correctional institution (25)
- Cemetery (26a)
- Take-out food (36A)
- Drive-in bank or restaurant (50)
- Outdoor sales of trucks and autos (51)
- Drive-in theatre, stadium (52)
- * Mobile home park (53)
- Wholesale business including indoor accessory storage (54)
- * Gasoline service station (60)
- * Auto or truck rental and servicing (61)
- Helicopter landing facility (66)
- * Any use ancillary and ordinarily incident to a lawful use (71)
- * Keeping of animals (75,76)
- * Keeping of animals for educational or laboratory purposes (77)
- * Accessory businesses in hospitals or educational institutions (79)

M-1, M-2, M-4 RESTRICTED MANUFACTURING DISTRICT

PERMITTED USES:

- Day care center, nursery school (17)
- Library or museum (20)
- Place of worship (21)
- Extension of existing cemetery (26b)
- * Mortuary chapel in cemetery (26c)
- * Crematory in cemetery (26d)
- Columbarium in cemetery (26e)
- Public service substation, telephone exchange (31)
- Telephone exchange other than automatic (32)
- Fire or police station (33)
- Retail store (34)
- Department or furniture store (35)
- Indoor sales of autos and trucks (36)
- Take-out or fast food (36A)
- Restaurant, cafeteria (37)
- * Amusement game in club or dormitory (37A)
- Club, theatre, place of entertainment (38)
- Professional office (39)
- Clinic (39A)
- Real estate or insurance agency (40)
- Office or bank (41)
- Wholesale or distributing house (42)
- Barber or beauty shop (43)
- Dry cleaners, tailor (44)
- Laundry or dry-cleaning plant (45)
- Caterer and similar service establishments (46)
- Funeral home (47)
- Radio or television studio (48)
- Animal hospital or pound (49)
- Drive-in bank or restaurant (50)
- Outdoor sales of trucks or autos (51)
- Drive-in theatre, stadium (52)
- * Mobile home park (53)
- Wholesale business including indoor accessory storage (54)
- * Outdoor storage of building materials, machinery (55)
- * Warehouse, storage of bulk materials (56)
- Parking lot (58)
- Parking garage (59)
- Gasoline service station, carwash (60)
- Automotive parts sales (60A)
- Bus terminal (62)
- Railway station (63)
- Manufacturing business (68)
- Accessory parking garage or spaces (72)
- * Swimming pool, tennis court (72A)
- Home office of professional (73)
- Home occupation (74)
- Storage of flammable gases incidental to lawful use (80)

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- Accessory manufacture or assembly of products (81)
- * Repair garage incident to auto sales (82)
- * Any other accessory use ordinarily incident to lawful main use (85)
- Amusement games in dormitories, fraternities, or sororities or in bar or tavern (86a,b,c)

CONDITIONAL USES

- Multi-family dwelling (7)
- Group care residence, general (7A)
- Group care residence (7B)
- * Dwelling converted for more families (8)
- Temporary dwelling (9)
- Elementary or secondary school (16)
- College, university (16A)
- Trade, professional or other school (18)
- Machine shop accessory to school (19)
- * Library or museum accessory to certain institutional uses (20A)
- Hospital or nursing home with custodial services for addicts (23)
- * Research labs accessory to certain institutional uses (24)
- Penal or correctional institution (25)
- Cemetery (26a)
- Public park or playground (27)
- Private sports grounds (28)
- Adult education center (29)
- Private club (30)
- * Wrecking yard (57A)
- * Auto or truck rental or servicing (61)
- * Motor freight terminal, bus storage or service (64)
- * Water freight or passenger terminal (65)
- Helicopter landing facility (66)
- * Any use ancillary and ordinarily incident to a lawful use (71)
- * Keeping of animals (76)
- * Keeping of animals for education or laboratory purposes (77)
- Certain service uses in large residential buildings (78)
- Dwelling necessary for operation of lawful main use (83)
- * Any non-residential use lawful in I District, as accessory (84)

I-2 GENERAL INDUSTRIAL DISTRICT

PERMITTED USES:

- Day care center, nursery school (17)
- Library or museum (20)
- Place of worship (21)
- Extension of existing cemetery (26b)
- * Mortuary chapel in cemetery (26c)
- * Crematory in cemetery (26d)
- Columbarium in cemetery (26e)
- Public service substation, telephone exchange (31)
- Telephone exchange other than automatic (32)
- Fire or police station (33)
- Retail Store (34)
- Department or furniture store (35)
- Indoor sales of autos and trucks (36)
- Take-out or fast food (36A)
- Restaurant, cafeteria (37)
- Amusement game in club or dormitory (37A)
- Club, theatre, place of entertainment (38)
- Professional office (39)
- Clinic (39A)
- Real estate or insurance agency (40)
- Office or bank (41)
- Wholesale or distributing house (42)
- * Barber or beauty shop (43)
- * Dry cleaners, tailor (44)
- Laundry or dry-cleaning plant (45)
- * Caterer and similar service establishments (46)
- Funeral home (47)
- Radio or television studio (48)
- Animal hospital or pound (49)
- Drive-in bank or restaurant (50)
- Outdoor sales of trucks or autos (51)
- Drive-in theatre, stadium (52)
- * Mobile home park (53)
- Wholesale business including indoor accessory storage (54)
- * Outdoor storage of building materials, machinery (55)
- * Warehouse storage of bulk materials (56)
- * Wrecking yard (57A)
- Parking lot (58)
- Parking garage (59)
- Gasoline service station, carwash (60)
- Automotive parts sales (60A)
- * Auto or truck rental agency (61)
- Bus terminal (62)
- Railway station (63)
- * Motor freight terminal (64)
- * Water freight or passenger terminal facility (65)
- Manufacturing businesses (68)
- Any non-hazardous industrial use (69)

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, for the period 1900 to 1909.

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, for the period 1910 to 1919.

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, for the period 1920 to 1929.

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, for the period 1930 to 1939.

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, for the period 1940 to 1949.

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, for the period 1950 to 1959.

- * Accessory parking garage or spaces (72)
- * Swimming pool, tennis court (72A)
- Home office of professional (73)
- Home occupation (74)
- Storage of flammable gases incidental to lawful use (80)
- Accessory manufacture or assembly of products (81)
- * Repair garage incident to auto sales (82)
- * Any other accessory use ordinarily incident to lawful main use (85)
- * Amusement games in dormitories, fraternities, or sororities or in bar or tavern (86a,b,c)

CONDITIONAL USES:

- Group care, limited (7B)
- Temporary dwelling (9)
- College, university (16A)
- Trade, professional or other school (18)
- Machine shop accessory to school (19)
- * Library or museum accessory to certain institutional uses (20A)
- Hospital or nursing home with custodial services for addicts (23)
- * Research labs accessory to certain institutional uses (24)
- Penal or correctional institution (25)
- Cemetery (26a)
- Public park or playground (27)
- Private sports grounds (28)
- Adult education center (29)
- Private club (30)
- * Junk yard (57)
- Helicopter landing facility (66)
- Airport (67)
- Any objectionable or hazardous use (70)
- * Any use ancillary and ordinarily incident to a lawful use (71)
- * Keeping of animals (75,76)
- Keeping of animals for educational or laboratory purposes (77)
- Certain service uses in large residential buildings (78)
- Dwelling necessary for operation of lawful main use (83)

1982 Survey & Planning Grant

PART I - JAMAICA PLAIN Project Completion Report



submitted July 31, 1983 to
Massachusetts Historical Commission



Boston Landmarks Commission
Boston Redevelopment Authority

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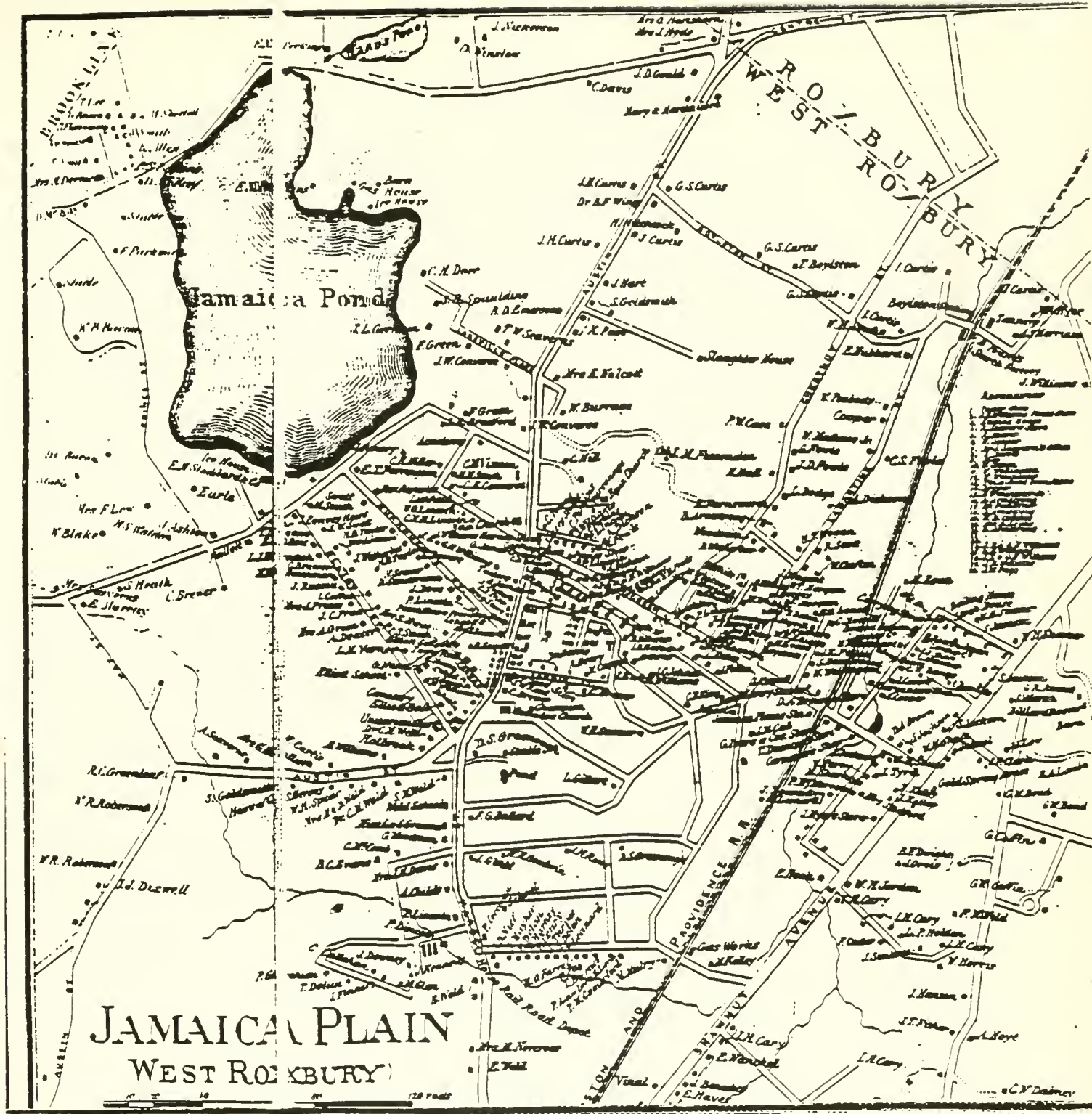
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COVER PHOTO:

Jamaica Pond, 1894

Courtesy of the Boston Public Library, Print Department

MAP ABOVE:

Detail, Walling Map of the County of Norfolk, 1859

Courtesy of the Boston Public Library, Rare Book Department

JAMAICA PLAIN PRESERVATION STUDY

Prepared by

Rosalind Pollan
Carol Kennedy
Edward Gordon

for

The Boston Landmarks Commission

June 1983

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I. INTRODUCTION

The Jamaica Plain Preservation Study, conducted from September 1982 to June 1983, was administered by the Boston Landmarks Commission, with the assistance of a matching grant-in-aid from the Department of the Interior, National Park Service, through the Massachusetts Historical Commission, Office of the Secretary of State, under the provisions of the National Historic Preservation Act of 1966. The local share of the project was provided by the Boston Redevelopment Authority and the City of Boston Environment Department. The study was conducted by Rosalind Pollan, Carol Kennedy, and Edward Gordon, architectural historians and consultants to the Boston Landmarks Commission. Staff supervision was provided by Judith McDonough, Survey Director.

The goal of the project was to undertake an in-depth architectural and historical survey of the Jamaica Plain study area and to make recommendations for National Register and Boston City Landmarks designations. Specific goals included preparation of individual information forms for certain selected buildings of architectural or historic significance, as well as evaluating the relative significance of each building for which a form was prepared.

The method of recording and evaluating buildings, as explained in the Methodology section, follows the pattern established in the previous phases of the Comprehensive Boston Preservation Survey conducted by the Boston Landmarks Commission and begun in 1977.

The boundaries of the 1982-3 Jamaica Plain Study Area are shown on Map I.

BRIEF TOPOGRAPHICAL HISTORY OF JAMAICA PLAIN*

Originally, Jamaica Plain was a section of the town of Roxbury. In 1851, the town of West Roxbury was separately established and included what is now Jamaica Plain. In the 17th century, West Roxbury was an area of fertile farmlands, which supplied much of Boston's fruit and produce. It was sparsely settled; in 1654, there were only 120 dwellings in all of Roxbury. Natural topography and early road patterns determined the first settlements and still define neighborhoods within Jamaica Plain. Contrary to its name, Jamaica Plain is flat in only two areas: one bounded by Centre Street and the east side of Jamaica Pond and the other following roughly the Stony Brook valley.

The early West Roxbury area lay between Roxbury and Dedham, and, in the 17th century, its streets were part of the radial system spreading outward from Washington Street after it crossed the Neck from Boston. (Until the filling in of the Back Bay in the mid-19th century, Washington Street was the only land route which connected the peninsula of Boston with the mainland.) Besides Washington Street, which led from Boston in an almost straight line near Stony Brook, the other major 17th-century street in Jamaica Plain was Centre Street, which, in order to avoid the high ledges in the central part of the town, took a somewhat circuitous route from Roxbury to the Dedham line. Early secondary streets included South Street, which branched off from Centre and led to Dedham along the eastern side of Bussey Farm (now the Arnold Arboretum), and Perkins Street, originally called Connecticut Lane, which led from Centre Street at Hyde Square to Brookline along the northern side of Jamaica Pond. Cross streets were not added in significant numbers until the second half of the 19th century.

*This section is largely taken from the 1970 report on Jamaica Plain by Cynthia Zaitzevsky for the Boston Landmarks Commission.

In the late 17th and 18th centuries, the village grew up around Monument Square (then called Eliot Square) with scattered farms along Centre Street and in the Stony Brook valley. In 1689, John Eliot, pastor of the First Church of Roxbury, gave 75 acres of land to the town for the support of a school and a schoolmaster. This tract is still the historic center of Jamaica Plain, and two buildings (Eliot School, 1832, and Eliot Hall, c. 1855) and a street still bear Eliot's name. There was only one church in Roxbury until 1712, when a second parish was formed in West Roxbury. In 1769, the third or middle parish was established at Eliot Square in Jamaica Plain on the site of the present Unitarian Church (1854). In the second half of the 18th century, the scenic qualities of Jamaica Plain led many of Boston's leading citizens, including Governor Francis Bernard and John Hancock, to build summer estates there. After the Revolution, the Tory mansions, including the Loring house, changed hands. Most of the 18th-century estates remained physically intact for several more generations, although today only the Loring house (1760), later owned by the Greenough family, remains.

In 1795, the Jamaica Plain Aqueduct Company was formed. Its water system, which extended from Jamaica Pond to Fort Hill, used about 45 miles of pine pipes and was a major source of water supply to Boston until 1845, when lines were laid from Lake Cochituate. In 1803-1804 Washington Street was improved on the Norfolk and Bristol or Dedham Turnpike. In 1834, the Boston and Providence railroad was put through along the western side of the Stony Brook valley. The opening of the railroad made the water power of Stony Brook more accessible, and industry developed rapidly in the mid-19th century. Tanneries and breweries grew up in a band from Roxbury Crossing to Forest Hills. By c. 1870 several groups of mansard workers cottages were built along Amory and Jess Streets for the predominantly German and Irish workers. As early as the 1850's clusters of Irish workers cottages had been built on Keyes Street (later McBride St.) and along Jamaica Street or "Side Hill".

The railroad brought another new kind of resident to Jamaica Plain: the commuter. From this point on, the population was no longer limited to farmers and wealthy summer residents. The commuters built substantial Greek Revival, Italianate and mansard houses within walking distance of the railroad stations, and many of these still stand. Hale's 1832 Map of Roxbury, shows Jamaica Plain just before the advent of the railway and the subsequent

industrial and residential growth. Multi-lot residential developments were carved from the estates of Samuel G. Goodrich and David S. Greenough. In 1837 the Goodrich lots bordering Green Street between Centre and the railroad track were subdivided for the relatively modest homes of wheelwrights, builders, harness makers, "horse clippers" etc. More substantial houses were constructed on the grounds of the old David S. Greenough's, beginning in the early 1850's, on Sumner Hill.

The second half of the 19th century was a period of rapid change. West Roxbury had always been restless under the numerical and consequent political domination of Roxbury, and, as early as 1706, attempts had been made to separate it from the parent town. A group of citizens, led by Arthur W. Austin, was finally successful in 1851 in having West Roxbury declared a separate town. Eliot Square was considered the social and political center of the community, and, in 1868, a town hall, which still exists although remodelled in 1912, was built near the Loring-Greenough house. West Roxbury had a short life as an independent town; by 1873, prevailing sentiment no longer agreed with Austin, and the town voted to annex itself to Boston.

Jamaica Plain was physically transformed during the second half of the century. In the early '70's streetcar tracks were extended from Roxbury into West Roxbury along Washington Street and Centre Street. This made Jamaica Plain available to a new and much larger group of residents, still solidly middle class but of more modest means than the railroad commuters. The number of houses built by the streetcar commuters from 1870 to 1900 was unprecedented (28,500 residential building permits during this period for Roxbury, West Roxbury and Dorchester), although Jamaica Plain was not as densely built up as Roxbury and most parts of Dorchester. Most of the 18th-century estates were subdivided, and cross roads were put in between the old through streets. The areas most intensily developed were central Jamaica Plain -- the hilly and ledgy tract bounded by Centre Street, Green Street and the railroad -- and the district near Franklin Park.

Industrial construction activity accelerated in the Stony Brook Valley after the Civil War. Between c. 1870 - 1910 carriage factories, rubber mills and breweries were built along Green Street, Brookside Avenue, "Chemical

Avenue" or Cornwall Street and Amory Street. The Haffenreffer Brewery complex, Jamaica Plain is most notable industrial component, was developed at Germania and Bismark Streets beginning in 1877. This brewery operated here until the mid 1960's.

Old residential neighborhoods became more crowded as cul-de-sacs branched from existing streets, and people sold off back, side and front lots. A good example of this late 19th-century development is Greenough Avenue with its offshoots of Greenough Park and Storey Place. This is an enclave of Queen Anne and shingle-style houses tucked in behind the

Loring-Greenough house and between older mansard and Italianate houses. Almost all of the houses built in Jamaica Plain during this period were single or two-family, detached, wooden structures. Brick row houses (usually no more than two or three to a row) were rare. The houses were built in the prevailing domestic styles of the last quarter of the 19th century: Queen Anne, Shingle Style and Colonial Revival in all possible variants and combinations. Three deckers were concentrated near the borders of Roxbury and the manufacturing district, in areas such as Hyde Square and the Stony Brook Valley. Churches of many denominations were built for the new residents, and Centre Street became lined with small stores. Municipal building did not catch up with population growth until the early '90's, when the Bowditch, Glen Road and Agassiz Schools were built.

Today Jamaica Plain has more open green space, both publicly and privately owned, than any other part of Boston. The major contributor is the Boston park system (1876-96), a large portion of which is either within Jamaica Plain or adjacent to it. Even before the construction of the park system, however, large tracts of land had been set aside in ways that ensured their preservation as open space. In 1831, Henry A. S. Dearborn of Roxbury was the prime mover behind Mt. Auburn Cemetery in Cambridge. Its success was such that, in the late 1840's when Dearborn was Mayor of Roxbury, he was able to persuade the Roxbury City Council to establish a similar rural cemetery within what is now Jamaica Plain. Forest Hills Cemetery was opened in 1848. In 1842, Benjamin Bussey bequeathed approximately 250 acres of land to Harvard University for the establishment of a school of "practical agriculture, useful and ornamental gardening, botany" etc. The Bussey Institution opened in 1871,

and its stone, Gothic Revival building of the same year was on South Street until the 1970's. Most of the Bussey land was later used for the Arnold Arboretum, and the grounds were landscaped in the early '80's by Frederick Law Olmsted, where the Arboretum became a link in the "emerald necklace" of the Boston park system.

Plans for the Boston park system were first formulated explicitly in a Report (City Document No. 42) made by the newly organized Board of Park Commissioners in 1876. The annexations of Roxbury in 1868, Dorchester in 1870 and West Roxbury in 1873 made possible a master plan of unprecedented scope and variety. Olmsted, as Landscape Architect Advisory, designed the parks and parkways and modified the original scheme set forth in 1876. The portions of the park system within Jamaica Plain are Leverett Park, Ward Pond and Jamaica Park (all now called Olmsted Park), the Arnold Arboretum, the Jamaicaway and the Arborway. Franklin Park, the large rural park of the system, lies directly to the east. In the Back Bay Fens and the Muddy River, Olmsted and the Park Commissioners were first of all concerned with alleviating sanitary problems and, only secondarily, with creating parkland out of highly unpromising material. In contrast, much of the work in and near Jamaica Plain consisted of preserving and enhancing land that was already scenic. One sanitary improvement that did affect Jamaica Plain, however, was the channeling of Stony Brook into the new Back Bay receiving basin and its eventual complete enclosure in a culvert.

The Arnold Arboretum was surveyed and a preliminary plan made by Olmsted in 1878, but construction was not begun until the early '80's. Franklin Park was begun in 1885, and the part of Jamaica Plain adjacent to it immediately became an especially desirable residential district. Although they were integral parts of the 1876 plan, the Jamaicaway, Arborway and Jamaica Park were not constructed until the mid-'90's, the delay being caused by difficulties in obtaining the necessary land. Jamaica Pond was still surrounded by estates, and only a small strip along Pond Street on the southeast was open to the public. The inclusion of Jamaica Pond within the park system saved it from pollution by the ice houses which had been built between some of the estates and also preserved the quality of the neighborhood on the eastern side of the pond. The western side beyond Prince Street and

Perkins Street is relatively undeveloped and still in private hands. Seen from the Jamaicaway, the wooded hills on this side form a backdrop to the pond and add greatly to its aesthetic value.

In the early 20th century, several new streets were added connecting the new parkways with Centre Street. The houses on the Jamaicaway, Arborway and the side streets date mostly from c. 1895 to c. 1935. Many of the larger houses on the Jamaicaway were converted to institutional use (the Robert Morse house, later the Children's Museum and now again in residential use; Mayor Curley's house, now the Oblate Fathers, etc.), usually without extensive exterior alterations. In 1909, the Forest Hills Extension of the Boston Elevated Railway was put through above Washington Street. The immediate result was a building boom in Roslindale and West Roxbury, but the long-range effect in the direct vicinity of the elevated was a condition of blight. Since World War II, there has been little construction of single-family homes, except in the Moss Hill area. Several low-rise, middle income apartment buildings, for which there is a great demand, were built in the 1950's and '60's. The only high-rise, high income residential development has been Jamaicaway Towers, on the corner of Perkins Street and the Jamaicaway. The largest public housing project is Bromley-Heath (1954).

Jamaica Plain continues to be a residential area, but institutional use, especially by hospitals, nursing homes and religious organizations, has steadily increased. Important industry has long since left the Stony Brook valley, leaving only some enterprises operating in industrial buildings. Except for chain food stores and gas stations, there has been little new commercial building. While many neighborhoods are thriving, some neighborhoods have deteriorated, especially to the north and near the railroad. The maintenance of the parks, with the exception of the Arboretum, has become a major problem. Most importantly, the transportation facilities that made Jamaica Plain a suburb -- the railroad, streetcar and elevated -- are obsolete and inadequate. The parkways, designed for carriages, have to bear heavy commuting traffic, making it difficult for residents, especially children and the elderly, to use the parks.

To remedy the transit problems, a consortium of federal, state, and

local agencies with extensive neighborhood participation has planned and begun the Southwest Corridor Development Plan. Central to this is the relocated MBTA Orange line to be combined with major commuter rail and AMTRAK improvements. New street connections, bridge rebuilding, and transit stations are among the ongoing construction projects. Environmental and aesthetical impacts of construction have been carefully considered to minimize the inevitable impacts on the several neighborhoods affected besides Jamaica Plain. Eventually, stretches of parkland with recreation facilities will flank the corridor. The Southwest Corridor is having a major effect on the Jamaica Plain neighborhood; the final disposition and development of parcels along the pathway will provide needed new housing and retail facilities. The success of architectural preservation efforts and future development in Jamaica Plain will depend to a great extent on the resolution of transportation problems embodied in the Southwest Corridor project.

REVIEW OF ARCHITECTURAL STYLES

A. Residential

Jamaica Plain's domestic architecture is characterized by a remarkable variety of styles and building types. The Loring - Greenough House (1760) is the earliest extant structure in the district. Situated at 12 South Street facing Monument Square, this well preserved Georgian "Mansion House", with its adjoining carriage house and gardens is the last of numerous country estates of its period remaining in Jamaica Plain.

The Federal style is represented by a few modestly scaled plainly trimmed, hip roof houses. These early 19th century 5 by 2 bay farm houses possess central entrances with elliptical fanlights as for example 480, 526 and 1090 Centre Street. In addition a well preserved gable roofed Federal house is located at 50 Eliot Street.

Greek Revival construction begins to appear in Jamaica Plain during the 1830's. Important examples of this style are located primarily within the Pondside area. The monumentally scaled mansion at 1 Dana Street (c. 1840) combines the full porticoed temple front of the decade of the thirties with the picturesque massing and vertical emphasis of the forties. Representative

of the more typical Jamaica Plain Greek Revival house are the pilastered, 3-bay side hall plan (with Ionic columned porches) houses at 47 and 52 Eliot Street. Number 44 Burroughs Street is similar to 52 Eliot Street but exhibits more "academic" detail - its Doric columned one story porch possesses an unusual pergola roof. More modest, frame vernacular renditions of the Greek Revival are located on and near Green Street, east of Centre Street. The cupoled Fowle House (1845) at 305-7 Chestnut Street is a diluted version of a grand house with well crafted details attributed to its original ship carver owner. The Williams House at 33-35 Green Street (1840) is a handsome side gable Greek Revival double house. Other noteworthy Greek Revival frame vernacular dwellings include the trio of single family houses at 14, 18 and 20 Seaverns Avenue built by Benjamin Armstrong during the mid 1840's.

Examples of the Gothic style, which is contemporary in general with the Greek Revival, are relatively rare in Jamaica Plain. Particularly noteworthy is the charming cottage at 9 Brewer Street which exhibits steep gables, elaborately carved bargeboards and drip moldings. Here and there cottage scale dwellings appear with modest barge boarding along main and dormer gables, e.g. the old St. John's parsonage (c.1850) at 17 St. Johns Street and 14 Grenada Street (1851).

The Italianate style is well represented in the district with an important collection of early (c. 1840's, 50's) ornate "villas" in the Pondside area. The c. 1845 square towered "twin villas" at 8 and 9 Myrtle Street are patterned after Tuscan villas illustrated in the pattern books of A.J. Downing, Samuel Sloan and others. Other noteworthy Pondside Italianate houses include 50 Burroughs Street and 11-13 Newsome Park. More typical examples of this style are represented by the 3-bay street facing gable house at 43 Holbrook Street and the L-shaped houses with side entrance porches at 13 and 9 Harris Avenue (1854) and 83 Elm Street built during Sumner Hills, earliest phase of suburban development, set a precedent for substantial, well crafted housing in this area. Also of interest is the diminutive Luther Briggs designed villa at 195 Centre Street (1858-59). Extremely modest Italianate frame vernacular workers cottages are located along McBride and Jamaica Streets, e.g. 106 McBride Street and 53 Jamaica Street. Notable later examples of the "bracketed style" include a brick single family house at 200

Armory, (1868), the frame row houses at 7-11 Hubbard Street (1870's), a group of single family houses at 1-5 Atherton Street (1870's) and a pair of retardataire three deckers built at 3142 and 3144 Washington Street in 1897. In addition an eccentric Y-shaped 12-sided Italianate-Gothic house attributed to organ carpenter Archibald Scott is located at 17 Cranston Street.

Along with the Italianate, the Mansard style ranks among the most democratic of architectural modes in Jamaica Plain. Appearing as early as 1858 at 217-219 Lamartine Street, distinctive slate shingle covered mansard roofs crowned workers cottages (e.g. 223 - 241, 226 - 248 Amory Street) and the commodious mansions of Sumner Hill businessmen (e.g. grocer David Keezer's house at 31 Alveston Street.) Italianate form (3-bay, side gable) and well detailed elements are memorably combined with a mansard roof at the Benjamin Putnam house, 28 Alveston Street (1863). "Academic" central pavilioned mansards of note include 6 Roanoke Avenue and 7 Reverse Street (late 1860's, early 1870's).

Houses with Stick style elements appear in most of the district's neighborhood. At 73 Elm Street (1875) Stick style surface treatments have been imaginatively married to mansardic central pavilioned form. "Purer" examples of this style appear at 109 Sedgewick (1872), 5 Eliot Street and 7-8 Eliot Place.

The Queen Anne style characterizes the residential development of many districts in the city but makes its most architecturally sophisticated appearance on Sumner Hill. Large, well detailed houses with asymmetrical plans and contrasting surface textures stand at 6, 8 and 22 Everett Street and 11 Roanoke Avenue. Several 1870's and 1880's houses attributed to the well known Boston architect William Ralph Emerson are located at 9, 15, 18 Emerson Street. In addition Ware and Van Brunt designed the Thomas Sherwin house at 10 Revere Street in 1880. Elsewhere in Jamaica Plain outstanding examples of the Queen Anne style include the Patrick W. Ford house at 48 Peter Parley Road and 509 Centre Street, 14 Sheridan Street and 56 Perkins Street.

During the 1890's the Queen Anne style was often employed in multiple family house construction. Two family houses and three deckers were built in

areas such as Hyde Park and the Stony Brook Valley. This development was triggered by local industrial expansion and the electrification of horse car transit lines in 1890. Two family houses by John P. Campbell, for example, artfully blend Queen Anne and Colonial Revival form and elements (e.g. 50 Atherton Street and 8 Boylston Street). Interesting early examples of Queen Anne three deckers include 184-186, 192-194 Amory Street and 42-46 Wyman Street.

Although many late 19th century Boston neighborhoods are characterized by blocks of masonry row houses this building type is primarily confined to lots on or near major arteries such as Centre or Washington Streets. Here and there groups of three or four town houses appear such as the mansard group at 22, 24, 26 Greenough Avenue on Sumner Hill (1870's). Imposing red brick apartment blocks with Richardsonian Romanesque brownstone ornamentation were constructed at Lakeville Terrace and Beaufort Terrace (to the west of Centre Street) during the early 1900's.

The Colonial Revival style is well represented by the substantial homes of well-to-do Boston businessmen near Jamaica Pond and Franklin Park. Dating from c. 1885-1920, these large well crafted residences possess symmetrical facades and gambrel and hip roofs. Important examples of this style include 23 Eliot Street, 64 Sigourney Road, 38 Spring Park (1893-94) and 7 Greenough Avenue (1893).

Early 20th century architectural styles employed in the design of Jamaica Plain's suburban homes include the Bungalow style (e.g. 55-61 Lockstead Street, (1907) and 112 Perkins Street) and the Mediterranean/Mission style represented by the towered stucco-covered residence at 230 Pond Street (1925).

B. Non-Residential

Churches

Gothic Revival ecclesiastical architecture, in most of its 19th century stylistic phases, is well represented in Jamaica Plain. The early, picturesque phase of this style is exemplified by N.J. Bradlee's granite

Unitarian Church (1854) at Monument Square, and the small puddingstone constructed Jamaica Plain Methodist Church (1870) at Elm and Newbern Streets. Impressively sited on the eastern crest of Sumner Hill is the English Country Gothic St. John's Episcopal Church (1882) designed by Harris M. Stephenson. Noteworthy late Victorian Gothic churches include Patrick C. Keeley's St. Thomas Aquinas Church (1870's) on South Street and Jacob Leuippold's German Methodist Church at 169 Amory Street (1899-1900).

An outstanding late example of the Tuscan Romanesque style is Our Lady of Lourdes Roman Catholic Church designed in 1931 by Edward T.P. Grapham.

C. Municipal

Curtis Hall, (more recently the Jamaica Plain Little City Hall), is a handsome Second Empire brick and stone structure built on Monument Square in 1868. Its mansard roof and interior were destroyed by fire in 1908. The masonry Seaverns Street Police Station (1870), designed by city architect George A. Clough, is a superior example of the High Victorian Gothic style. Its well crafted 1890's Colonial Revival brick addition is the work of city architect Edward Wheelwright.

D. Schools

Jamaica Plain's extant schools range from the late Federal Eliot School (1832) at 27 Eliot Street, to the Art Deco Mary Curley School (1931) on Centre street. Also worthy of mention are the Italianate School house (Pre 1874, altered for Commercial use) at the corner of Glen Road and Washington Street, the Georgian Revival Mary Curley School (1892) at 25 Glen Road and the Jamaica Plain High School (1901) at 70-74 Elm Street, designed in the "Free Tudor style" by Andrews, Jacques and Rantoul.

E. Institutional Architecture

The Adams-Nervine Asylum Complex at 990 Centre Street presents an interesting approach to institutional architecture. The setting and arrangement of these buildings, quite residential in character, followed the ideals of a home-like, non-institutional setting for the patients. Well executed examples of the mansard, Queen Anne and Colonial Revival styles are

located within this complex. Also noteworthy is the Jacobethan style Elizabeth Carlton Home for Aged Complex at 2055 Columbus Avenue opposite Franklin Park.

F. Commercial

Most of the 19th century Commercial buildings on Centre and Washington Streets are gone, but a few remain, including the Panel Brick/Queen Anne Seaver Grocery Store building at #743-745 Centre Street. It was built by John D. Werter in 1875. George A. Cahill, builder and architect, designed the Panel Brick-Romanesque revival Roger's Drug Store building (701-5 Centre Street) in 1888. In addition the commercial/residential masonry block (1890's) at 3166-3122 Washington Street, near Egleston Square, is worth noting.

G. Industrial

Concentrated in the Stony Brook Valley between Columbus Avenue and Forest Hills are many interesting industrial sites and structures. Early examples of their type include Alfred Papineau's Livery Stable (1879) at 180 Green Street and Patrick Meehan's Carriage factory, next door at 172-178 Green Street (1889-1895) - both buildings are constructed of brick. The 7 story Queen Anne/Romanesque Revival Franklin Brewery at Washington Street was designed during the 1890's by Chicago architect Charles Kaertner. Jamaica Plain is most important industrial component in the Haffenreffer Brewery Complex on Germania and Bismark Streets. Its well preserved collection of masonry buildings constructed between 1877 and the early 1960's display elements of Panel Brick, Queen Anne and Colonial/Revival styles. This complex is presently listed on the National Register of Historic Places.

H. Special Use Structures

Intriguing special use structures include the log-constructed stables (1891) at 104 1/2 Williams Street, an Adamesque revival German club (1896) at 276 Amory Street and the steel, concrete and copper clad Orange line elevated stations at Egleston Square, Green Street and Forest Hills Station-all built in 1909.

From this varied architectural legacy, the consultants have identified areas deserving of recognition and protection as architectural conservation and/or National Register districts, neighborhoods deserving further research, outstanding individual landmarks as well as individual buildings worthy of further study and recognition. These recommendations are stated in Section III.

NOTABLE AREAS OF DEVELOPMENT

Hyde Square

For the purposes of this survey, the Hyde Square sub-area has been designated as all of the area included in the boundaries of the south (even) side of Centre Street on the north, the west (even) side of Centre Street on the west, just up to the Green Street frontage on the south, and the old Boston and Providence railroad right-of-way on the east. Within this sub-area are the two smaller and architecturally and topographically distinctive districts of Glenvale Park and Parley Vale which are described below as separate entities.

Development in the Hyde Square area is predominantly residential in character with commercial building localized, for the most part, along Centre Street and includes only scattered smallish scale industrial uses near the railroad line in the Roxbury Crossing and Green Street vicinities.

Extant residential construction in the Hyde Square sub-area includes houses dating from the first years of the 19th century through 1920's brick apartment blocks and reveals few examples of post-1940's housing stock. Hyde Square encompasses a full range of house types including an architecturally notable representation of Queen Anne triple deckers dating from 1890's. Centre Street, the earliest street in the area, apparently developed along a native trail leading from Roxbury to Jamaica Pond. Boylston Street, the first cross street in the Hyde Square vicinity was cut through between Centre and School Streets across the Stony Brook by 1832, and Green Street, the sub-areas, second cross street, (originally Willow) was laid out in 1837 and apparently was planned in response to the construction of the Boston and Providence Railroad.

At the time of the railroad era of the 1830's, the east side of Centre Street, north of Green Street, was dotted with houses — the earliest surviving of which are the federal style residences at 480 and 526 which date from the first decade of the 19th century. Characterized by its five-bay facade, south facing orientation, low hipped roof, and fan-light doorway, the Curtis-Spooner House at 480 Centre (near Kingsboro), as late as the 1880's, occupied a very large lot and was adjacent to an undeveloped parcel (now in part the site of a single-story brick retail block) that was filled with the lilies, roses, hollyhocks, gladioli, and delphiniums cultivated by horticulturists and Boston florist William H. Spooner. The Goldsmith House at 526 Centre, distinguished by its street-facing 5-bay facade, gabled roof, and Greek Revival sideporches was, for decades, owned and occupied by butcher Solomon Goldsmith whose slaughter house was located by the 1850's at the rear of Goldsmith Place.

Around mid-century, Chestnut Avenue and Lamartine Streets were laid out, and suburban houses built for the families of Boston artisans and businessmen who commuted by railroad to the city began to appear in their immediate vicinity and along Centre Street. The most notable of these residences include the handsome porticoed Greek Revival house now at 305-7 Chestnut Avenue and built in the 1840's for ship carver John D. Fowle, the 1840's high-style Greek Revival house now at 20 Robinwood Avenue and built for Boston merchant Kilby Page, the Luther Briggs designed Italianate villa at 195 Chestnut Street — built for Boston grocer Ephraim Merriman in 1858/9, and the scored boarded substantial Italianate house at 12 St. John Street put up during the 1850's for Boston merchant Charles Q. Hill.

After the Civil War and during the early years of the 1870's, districts within the Hyde Square sub-area began to develop more intensively as streets between Centre and Lamartine were laid out across sub-dividing farms, homesteads, and estates. The modestly scaled, well-maintained, and often sparsely detailed front-facing gable roofed Italianate houses along Spring Park Avenue, Hubbard Street, and Lamartine Street date from this era, as do the brick mansard rows at 34-40 and 40-50 Sheridan Street (formerly Cedar Hill), and the extraordinary 12-sided Y-plan Italianate house with gothic detailing of ca. 1871 at 17 Cranston Street. At this time the gable roofed Italianate

style frame institutional buildings of the Curtis Street School (1872) at 145 Chestnut Avenue and the Boylston Shulverrein (German school-association) at 45 Danforth were completed and occupied.

Further sub-division of the area just north and south of Boylston Street encouraged by streetcar service beginning in the 1870's, and later by electric trolleys, resulted in a building boom that during the last two decades of the 19th century and produced a residential mix of housing encompassing substantial single-family housing, two-family homes, and triple decker construction. Single family residences of particular architectural interest include the Queen Anne Style house at 14 Sheridan Street, built in 1886/7 for Adam Mock, the impressive Colonial Revival house of 1893/4 at 38 Spring Park Avenue built for T. Burton Kinraid, the elegantly detailed Queen Anne Costello house at 5 Burr Street built during the mid-80's, and at 38 Oakview Terrace, the Colonial Revival house designed by architect John J. Ray Mulcahy in 1898 as his own residence.

During the 1890's and through the turn of the century, the northerly streets of the Hyde Square sub-area were filled-in with two-family and triple decker construction often of unusually high quality. Many of these architecturally notable two and three-family houses were designed by local builders and architects, the most productive of which included Jacob Luippold and John P. Campbell both of whom lived in the Hyde Square area. Campbell's work includes the handsome Colonial Revival 2-families at 8 and 10 Boylston (1897), 33 Boylston (1904), 20 Adelaide (1900), and 18-24 Burr (1907). Luippold's Hyde Square work includes the highly textured Queen Anne triple decker with conically roofed round corner tower-like bay at 127 Paul Gore Street (1892), the triple decker with Adamesque ornament at 188 Chestnut (1897), and the Colonial Revival double two-family at 152 Chestnut (1897). Other triple deckers that are representative of the high quality achieved in the design of this house type during the 1890's in the Hyde Square vicinity by Jamaica Plain and Roslindale based architects and builders include Samuel Rantin's group of five Queen Anne three-family houses at 42-56 Wyman (1894), Peter Schneider's Queen Anne triple decker at 332 Centre (1893/4), Walter Curley's three family at 63-65 Wyman (1897), and Gottlieb Merz's Queen Anne triple decker at 32 Spring Park Avenue (1896).

a) Glenvale Park:

Glenvale Park was laid out in 1848 as a residential district in the vicinity of the Boston and Providence railroad between its Green and Boylston Street stations. This subdivision which included Chestnut Avenue (originally Nebraska Street) and Lamartine Street, is predominantly characterized by Greek Revival, Italianate, and mansard houses occasionally still retaining their original large lots. Within today's boundaries of the Glenvale Park district are the 1840's Greek Revival residences with handsome Ionic porches at 305-7 Chestnut and 28 Cheshire and the Greek Revival/Italianate transitional house at 317 Lamartine. During the following decade, gable roofed bracketed housing began to appear along Lamartine and later on its feeder streets. By the late sixties and early seventies, Chestnut Avenue became developed with the Italianate and mansard residences of prosperous Boston commuters and their families. Representative of the best late '60's through early '70's mansard residential development in Glenvale Park are the houses at 223 Chestnut, 233 Chestnut, 244 Chestnut, 271-3 Chestnut, and 8 Chestnut Place.

b) Parley Vale

The wooded and rocky area now traversed by Parley Avenue and Parley Vale and including some fine Queen Anne and Shingle style residences, earlier in the 19th century, was the extensive tract owned by Samuel G. Goodwin, also known as travel and children's book author, Peter Parley. By the late 1860's, much of the tract was acquired by the prominent Boston crockery and chine-ware merchant Abram French who built a substantial residence which remains today as a much altered section of the Glenside Hospital's Parker Building. The French estate remained intact until the 1880's when other residences that were owned and occupied by French family members were put up. Of special note are the 1880's - '90's houses at 3 and 5 Parley Vale and 19 Parley Avenue. The area remains distinctive today for the retention of its wooded park-like quality and curving unpaved streets just steps away from Jamaica Plain's downtown commercial district.

Parkside

Jamaica Plain's Parkside sub-area is delineated by Olmstead Street and Park Lane on the North, Washington Street on the west, Morton Street on the south, and Franklin Park, Forest Hills Street, Sigourney Streets, and Walnut Avenue on the east. This sub-area is physically characterized by its hilly topography and by its high quality single-family development including estate houses dating from the 1850's and '60's and later substantial suburban residences of the 1880's and '90's in the Queen Anne, Shingle and Colonial Revival Styles. Forest Hills Street, a major north-south road in the district is an early street, known in the 1820's as Jube's Lane and originally functioned as part of an upland native trail. During the mid-19th century through the 1870's, Forest Hills Street was the access road for several of the estates located on large tracts of land in the vicinity of today's Franklin Park. Of these estate residences a handful remain, including the Greek Revival/Italianate house at 1 Rocky Nook Terrace which dates from ca. 1850 and was built for Boston wool broker George W. Bond and the prominently sited and still located on a large undivided lot suggesting its earlier country estate quality, Italianate style ca. 1866 M. Denman Ross house at 146 Forest Hill Street, now serving as the rectory for Christ the King Ukrainian Orthodox Church. Also remaining from this era is the residence at 235 Forest Hills Street built by 1850 for Isaac Cary a prosperous ivory, tortoise shell, and fancy goods businessman. This T-plan house, Italianate in style, is of particular architectural interest for its unusual later addition of a 3-story octagonal mansard roofed tower.

As some of the earlier and extensive estate tracts began to subdivide in the '80's and '90's, upper middle class suburban streets including Robeson, Peter Parley, Park Lane (formerly Franklin Park Terrace) were cut through and developed with expensive distinctively designed late 19th century housing. These houses enjoyed the attractive location of close proximity to Olmstead's Franklin Park and siting on high ground offering open landscape views. Of the development from the last 15 years of the century residences of special architectural interest include the Queen Anne style Mayo House at 11 Robeson Street, built in 1888 after designs by architects Appleton and Stephenson and remaining on a lot of over 32,000 sq. ft. Adjacent to #11, is the ca. 1885

Bishop house at #31, a Queen Anne/Shingle Style residence distinguished by its gazebo-like corner entry porch. Other notable residences in this sub-area include, at 48 Peter Parley Road, the 1896 Queen Anne house with its corner octagonal tower and wrap-around porch designed by architect Patrick W. Ford as his own residence, the 1895 Shingle Style house at 4 Park Lane designed by Roxbury architect Charles Withrop Sawyer, the 1896 Jacobethan House at 15 Park Lane designed by James T. Kelley, and the Colonial Revival house at 64 Sigourney Street built for Boston bank president Francis Peters in the mid-to-late '80's. Also of interest is the 1897 double Queen Anne house with the tower-like bay at 14-16 Olmstead Street designed by architect C.A. Russell for Roxbury grocer F.J. Parker.

Pockets of earlier development dating from the 1840's and 1850's periodically were clustered along Washington Street (then Shawmut Avenue) and a pleasant grouping of these more modestly scaled houses remain on Kenton Road, which was cut through by mid-century as Greenwood Avenue and is the location of a series of Italianate houses including the 1855 central entry bracketed house at #40 and of later date, the ca. 1875 brick mansard central entry house across the way at #39. Also notable as an example of earlier non-estate development in the Parkside district is the Italianate house now at #31 Plainfield Street which is distinguished by its unusual broken gabled roof cornice and which was relocated in 1923 from 3608 Washington Street to make way for the MTA bus garage (now demolished) near Forest Hills Station.

The existing elevated station at Forest Hills on today's Orange Line, dates from 1909 and was built of reinforced concrete and iron with copper sheathing and embellishments, and was designed by prominent architect Edmund Marsh Wheelwright. Forest Hills Station still remains the terminus of the Washington Street elevated which was completed from downtown Boston to Dudley Station in 1889/90 and was extended almost twenty years later out to Jamaica Plain. Much of the area between Williams Street and Forest Hills Station remained undeveloped until the completion of the elevated and was built up, at last, with Bungalow-style triple decker housing.

Egleston Square-Green Street

Jamaica Plain's Egleston Square-Green Street subarea is circumscribed by Columbus Avenue on the north, the old Boston and Providence Railroad Tracks on the west, Green and Olmstead Streets on the south and Walnut Avenue and Franklin Park to the east. Topographically this sub-area encompasses the hilly and ledgey uplands near Franklin Park and the level areas west of Washington Street. Traversing this area to the northwest is the STONY BROOK. The waters of this swift-flowing stream have been in a culvert since the late 1870's. This subarea's building stock is characterized by a mixture of c. 1870's-1920's frame, single and multiple family houses and masonry industrial buildings dating primarily to the last quarter of the 19th century. Notable concentrations of factory structures are located along Green Street and at the Haffenreffer Brewery complex (Germania and Bismark streets).

Several streets in this subarea have existed since Colonial times. Prior to 1820 segments of School and Amory Streets were linked with Forest Hills Street forming a way variously known as "Rocky Swamp Road", "Road to Gamblin's End" and Jube's Lane. Washington Street was improved as the Norfolk and Bristol Turnpike or Dedham Turnpike in 1803-1804. Walnut Avenue appears on John G. Hale's map of 1830 as part of "Back Street." Until the mid 19th century the Egleston Square-Green Street area contained a few farms and two dye houses along the Stony Brook. The coming of the Boston and Providence Railroad in 1834 spurred house construction in Jamaica Plain's western sectors but significant residential development did not occur east of the railroad track until c. 1845. From c. 1845-1860 an enclave of cottage scale dwellings with Gothic and Italianate elements was erected on and near School Street, east of Washington Street. Constructed in 1851, 44 School Street and 14 Grenada Park (formerly Byron Court) are well-preserved survivors from their early period.

During the 1850's the area along the Stony Brook and railroad tracks began to evolve as a manufacturing center with dye houses, tanneries and a few breweries. The Jamaica Plain Improvement Association's 41-lot plan (1851) for the Green Street-Brookside Avenue area stated that "these lots are well located for stores, factories and houses." By 1859 the section between Green and Boylston Streets contained a carpenter's shop, soap manufactory, several leather companies, currying shops, and oil, boiling and stock houses.

Between the Civil War and c. 1900 industrial construction activity accelerated in the Stony Brook Valley. Utilitarian Brick structures still extant from this period include Alfred Papineau's Livery Stable at 180 Green Street (designed by S.S. Woodcock in 1879) and Patrick Meehan's Carriage factory next door at 172-178 Green Street (1889). Stony Brook Valley breweries developed slowly: in 1845 there were 2, in 1855, 3, but by 1865 there were 8. The Haffenreffer Brewery, a complex of masonry buildings constructed between 1870 and the early 1960's on Bismark and Germania Street in Egleston Square is Green Street's most remarkable industrial component. Also of architectural interest is the 7-story Franklin Brewery building at 3179 Washington Street. This Queen Anne/Richardsonian Romanesque structure was designed by Chicago architect Charles Kaestner during the 1890's. Names such as Germania, Bismark, Beethoven, Mozart and Schiller Streets recall the German origin of most of the factory workers, and a former German Club (1896) at 276 Amory Street is now used as the Jamaica Plain Neighborhood house. Irish immigrants also settled near Stony Brook Valley manufacturing concern. Several groups of mansard cottages built along Amory and Jess Streets in 1870 housed German and Irish laborers, e.g. 223-241 and 248-260 Amory Street. Other structures associated with the German community include the brick Italianate house of Conrad Mohr, Boston Cigar Store owner, at 200 Amory Street (1868) and the rock faced granite Gothic German Methodist Church at 169 Amory Street (1899-1900).

This subarea is notable late 19th century worker/commuter housing includes the group of five bracketed houses at 1-5 Atherton Place (1870's), a single family mansard at 18 Atherton Street (c. 1870), and a well detailed Queen Anne/Colonial Revival 2-family house at 50 Atherton Street designed by John P. Campbell (1895). In addition their sub-area contains examples of Boston's earliest Queen Anne three deckers. Robust examples of their style and building type include three deckers at 66 and 69 Brookside Avenue (1892) and 184, 186 and 192, 194 Amory Street (designed and built by John and Gustave Priesing in 1893). The three decker commuter housing boom of the early 1890's was triggered by the coming of electric trolley lines to Jamaica Plain in 1890.

Several substantial Queen Anne/Romanesque Revival commercial/residential blocks were built near Egleston Square during the 1890's, including 3122-3166 Washington Street. By 1909 the track of the Boston Elevated Railway Co. had

been extended from Dudley Station to Forest Hills. The copper clad Egleston Square and Green Street Stations are interesting examples of early 20th century engineering presently threatened with demolition (upon the completion of the relocated Orange Line).

Between 1896 and the early 1930's an attractive group of masonry buildings associated with Our Lady of Lourdes Roman Catholic Church was erected along Montebello Road and Brookline Avenue. This group is most architecturally significant structure is the well-crafted Tuscan Romanesque church designed by Edward T.P. Grapham in 1931.

Sumner Hill

The Sumner Hill sub-area encompasses the hilly, rugged terrain between Centre and South Streets (west) and the old Boston and Providence Railroad tracks. It extends northward from Sedgewick Street to Green Street. With the exception of an undistinguished commercial strip along Centre Street, its building stock is overwhelmingly residential, dating from c. 1845-1895. In general Sumner Hill is characterized by substantial, well crafted frame houses situated on ample, tree shaded and puddingstone wall enclosed lots. Representing a variety of architectural styles these houses border a curvilinear system of roads which were set out during the 1840's and 1850's. The northern part of this subarea has a distinctly different character from the rest of Sumner Hill. Along the more linear Seaverns Avenue, Starr Lane and Green Street settlement is denser and the housing stock is earlier and more modest. The late Federal, Greek Revival and Italianate frame vernacular houses of this section date to c. 1838-1860.

During the late 17th and 18th centuries, the village of Jamaica Plain grew up around Monument Square (then called Elliot Square). Situated at 12 South Street, facing Monument Square, in the Georgian Loring-Greenough House (1760). This "Mansion House" with its adjoining carriage house and gardens is the last of numerous country houses of its period remaining in Jamaica Plain. From the 1780's until the early 1850's most of Sumner Hill was part of the David Stoddard Greenough estate. In 1830 Sumner Hill was still devoid of cross streets and its few structures were spread out along the eastern side of Centre Street.

H.B. Webster Mansion at 73 Elm and a highly eclectic trio at 9, 11 and 15 Bishop Street, (1870's). Here and there on Sumner Hill are groups of three and four mansard row houses with notable examples at 22, 24, 26 Greenough Avenue and 60-64 Elm Street both constructed during the 1870's.

During the 1880's and 1890's the construction of architecturally sophisticated Queen Anne and Colonial Revival residences reinforced Sumner Hill's status as a fashionable suburban neighborhood. Greenough Avenue's cul-de-sac off shoots, such as Greenough Park and Story Place, provided picturesque, intimate settings for these architect-designed houses. William Ralph Emerson (1833-1917) was responsible for the Queen Anne/Shingle style #15 Greenough Avenue (1880) and probably numbers 9 and 18 as well.

Unlike Jamaica Plain neighborhoods to the north, east and south, Sumner Hill was never developed with three deckers. One of the very buildings of this type in the sub-area is the Queen Anne double three decker at 66, 68 Green Street (late 1880's).

Notable non residential buildings include the brick Second Empire Curtis Hall (1868, altered by fire in 1908), the High Victorian Gothic Seaverns Street Police Station (1875) at 28 Seaverns Street and its 1890's Colonial Revival Municipal Court addition.

Two Gothic churches built of Roxbury puddingstone were built during Sumner Hill's intensive late 19th c. development. These include the Jamaica Plain Methodist Church (1870) at Elm and Newbern Streets and St. John's Episcopal Church at Roanoke Avenue (1882, designed by Harris M. Stephenson). Along with St. John's Church the most prominent visual landmark in the subarea is the spire of the Colonial Revival Elm Street Congregational Church (1936). Several impressive turn of the century schools include the Harrison Atwood designed Colonial Revival Bowditch School (1895) and the Jamaica Plain High School designed in the "Free Tudor Style" by Andrew, Jacques and Rantoul in 1901.

South Street - Arborway

For the purposes of this survey the South Street-Arborway sub-area is bounded to the north by Centre Street and Carolina Avenue, on the east by the old Boston and Providence Railroad tracks and to the south and west by the

By the late 1830's residential construction activity, apparently triggered by the coming of the Boston and Providence Railroad (1834), was in progress along Green Street, Starr Lane and Seaverns Avenue. Modest, five by two bay late Federal/Greek Revival houses representative of their early developmental phase includes the Williams House at 33 and 35 Green Street and a trio of mid 1840's dwellings at 14, 18 and 20 Seaverns Avenue. This section's first homeowners included builders, wheelwrights, harness makers and "horse clippers". Particularly memorable is Starr Lane's streetscape. This narrow way is bordered by puddingstone walls, old trees and the ells and out buildings of mid 19th century Green Street and Seaverns Street dwellings. Situated on the north side of Green Street, near Centre Street, is an enclave of c. 1848-1880 Greek Revival and Italianate single and double houses known as .. Warren Square. Here nine dwellings are grouped around the large square house lot of carriage builder Alexander Dickson. Apparently Dickson was this enclave's developer.

During the 1840's Harris Avenue was laid out on a cul-de sac off Centre Street. By the late 1850's it was lined with the L and T shaped houses of the Tickeron, Harris and Seaver families. This street's well preserved houses include 9, 11 and 13 Harris Avenue.

David S. Greenough began to subdivide his "mansion house estate" during the early 1850's. Subsequently handsome Italianate houses on large lots were erected on Roanoke Avenue and Elm Street, as for example the General William H. Sumner House at 10 Roanoke Avenue (1850) and the Luther Gilbert House at 83 Elm Street (1954).

By 1858 Alverton Street had been extended from Roanoke Avenue to Greenough Avenue. Lavishly detailed Italianate-mansard houses were built here between c. 1860 and 1873. Particularly noteworthy is the home of drawing teacher/insurance agent Benjamin Putman (1863) at 28 Alverton Street. The well-to-do Jamaica Plain grocer David Keezer owned #31 Alverton Street by 1872.

During the 1870's commercial development adjacent to the Jamaica Plain depot at Woolsey Square (no longer extant) was paralleled by residential construction activity along nearby Elm, Bishop and New Bern Streets. The work of local architect/builder John D. Webster is represented by the Mansard-stick

sweeping curve of the Arborway. This section is characterized by pockets of diminutive workers cottages (1850's) and cross streets bordered by c. 1890-1930 three-deckers. Large scaled, well crafted frame Queen Anne and Colonial Revival residences are situated on the steep uplands above the Arborway. Bisecting their area is South Street which is lined with undistinguished early 20th century commercial and residential structures.

As early as the 17th century, South Street served as a secondary road leading from Eliot or Monument Square to Dedham. The lands east and west of South Street remained uninhabited until the mid 19th century. During the early 1850's Irish worker cottages were erected along Keyes Street (later McBride Street) and Jamaica Street. In 1850, 60 lots bordering Keyes, Lee, Carolina and Starr (later Everett Street) were carved from the estate of David Stoddard Greenough. A linear development of workers cottages with Italianate elements is still intact along McBride Street as for example 106 McBride Street. To the west of South Street a worker's housing enclave known as "Side Hill" evolved around the circular path of Jamaica Street beginning in 1853 (see 53 Jamaica Street, 1875). Other intriguing examples of worker housing include 27-17 Lee Street and 76-82 Child Street. Built c. 1880, these 2-story frame rows apparently housed J.E. Rowe's market garden farm hands.

Around the turn of the century the cross streets from Carolina Avenue southward to Anson Street were built up with 2-family and three decker housing. #19 Rosemary Street is a solid, well preserved example of a Queen Anne 2-family house. The handsome Colonial Revival-Bungalow three decker at 16 Verona Street, built in 1927, represents a relatively late addition to this area's residential building stock.

On a ledge high above the Arborway, lots belonging to the Arborway Land Co. were built up with commodious, well detailed Queen Anne - Colonial Revival residences between 1897-c. 1915. Most of these lots bordered the winding path of Hampstead Road. One of the first houses completed in this enclave was 9 Hampstead Road. This round-towered Queen Anne residence was designed by Samuel Rantin in 1897. Other noteworthy houses in this development include 36 Hampstead Street, 356 Arborway and 362 Arborway.

Patrick C. Keeley's late Victorian Gothic Church (1870's) at Centre Street is this area's most notable non residential structure and is a prominent visual landmark in this subarea.

Jamaica Hills

The Jamaica Hills subarea includes the section of Jamaica Plain west of the Arborway and the Jamaicaway, excluding Jamaica Pond (which is discussed in the Pondside subarea). This takes in the Arnold Arboretum and land west of the Arboretum to the Brookline town line, north from Allandale St., across Pond and Perkins Streets, ending at Chestnut St. on the north side of the pond. Terrain here is quite hilly, with some sections wooded and rural in character. Both the relatively rugged topography and Jamaica Hills' remoteness from transportation systems kept the region from being developed on a large scale until the 20th century. Suburban housing of the post-World War II era in Jamaica Plain is limited to this subarea.

The earliest remaining structure in the Jamaica Hills are found along Centre St., near Lowder's Lane. The Lane and houses at 991 and 1011 appear on Hales' 1832 map of Roxbury. These are woodframe, 5-bay front hipped roof dwellings with central hall plans. As farming was a principal activity of the area into the 19th century, houses were fairly scattered. Further south, at 1085 Centre, is the Federal (with Greek Revival and Mansard alterations) house which was part of the 62 acre Jabez Lewis/William Winchester farm early in the 19th century. Their property extended across Centre St. and took in the land on which another woodframe federal house stands, #1090. This sidegable-roofed structure retains its period fanlight and delicate classical door surrounds at the central entry.

As early as 1849, two residences were sited near the summit of "Moss Hill" (between Centre, Pond, and Westchester Rds.). By 1874, these were the estates of Jonathan I. Bowditch and John. J. Dixwell, neither of which remain. Dixwell's property included the houses at 991, 1001, and 1011 Centre St. at the base of the hill. He had sold a portion of his land to Mary Nichols in 1855. The Italianate style Nichols house still stands at 180 Moss Hill, with an undeveloped wooded tract below it.

In the 1870's, the Bowditch estate extended from May St. at Centre northward to Pond St., and westward beyond the present location of Moss Hill Rd. It was divided among four separate parcels owned by Bowditch family members by 1896. At this time, Moss Hill and Woodland Roads had been laid out. Alfred Bowditch's parcel contained 320,700 square feet, and his handsome Shingle Style residence remains at 32 Woodland.

Moss Hill continued in use as large estates into the 20th century. By 1924, further development had begun. Bowditch Rd. and Cedarwood St. were laid out, with division into house lots. A few were built upon, and some development was occurring along the southwest side of Louder's Lane. Scattered Period Revival houses are found around the hill. However, its development as a suburban residential area was not accomplished until after World War II. The predominance of these single-family dwellings, generally neo-Colonial in design, gives Moss Hill its present character. Street patterns here are curving and mostly follow contour lines of the hill.

May Street first appears on an 1843 map, and the May house at 63 May St. appears to be an altered Italianate style dwelling (2 stories of wood frame with 3-bay front facade and side gable roof). Lemuel May owned property in the vicinity during the 18th century. Upon Benjamin May's death (1840's), the estate was in excess of 16 acres.

Pond St. provided the main route through the hilly terrain southwest of Jamaica Pond. Property here was also divided into large estates in the 19th century. Much of the land on the south side of Pond St. was contained in the Capt. Charles Brewer estate by the mid-19th century, almost from May St. eastward across present Jamaicaway, beyond the location of present-day Prince St.

A very large parcel of land with residence was owned by William H. Slocum in the 1870's. It was contiguous on the east with John Dixwell's property, and reached from Pond St. to Allandale, a bit east of the Brookline line. Much of this property remains open space now, as part of the grounds of Nazareth Seton Pre-School.

Surviving 19th century residences along Pond St. are interspersed with Period Revival and Contemporary Suburban houses. Italianate structures are located at 242 Pond and 258 Pond. An impressive stone Victorian Gothic house at 96 Rockwood retains extensive, wooded surrounding property. It was built by 1874 for Abel Adams. The Queen Anne style stable (now residence) at 37 Pond Circle/21 Billings Lane was designed by Peabody and Stearns for Elizabeth G. Rice, whose house was nearby.

Handsome, substantial dwellings were built in the 20th century as well, such as the Mediterranean style structure at 230 Pond, and brick/stucco Tudor Revival one at 237 Pond. The short cul-de-sacs on the north side of Pond (e.g., Pond Circle, Neilland Crescent) are developed in contemporary suburban housing from after World War II.

On the Arborway, the large, romantic brick and stone residence at #61 was erected for Isabella M. Carter in the 1890's. Its form is in distinct contrast to the dominance of more modest Bungalow and Colonial Revival houses around it, mainly from the 1910's and 1920's.

Jamaica Hills contains a large amount of open space and undeveloped land, some even rural in character. The grounds of Nazareth Seton Pre-School have been mentioned. A large open space lies between Rockwood, Prince, and Perkins Streets just east of the Brookline boundary. Some of this is part of the Hellenic College campus. Part of the campus is in Brookline, but its Byzantine Revival chapel lies within Boston. Another undeveloped parcel, also crossing into Brookline, is the former Brandegee estate, to the north of Allandale Road. Mary B. Brandegee's property included over 3,600,00 square feet on both sides of the road by 1905, when the main house (in Brookline) and stables (near Allandale) had been built. Allandale Farm is located at 259 Allandale, just east of Brookline.

Further to the east on Allandale at Centre St. is the Faulkner Hospital complex of contemporary, massively scaled concrete buildings.

An outstanding 19th century complex of buildings remains in the former Adams Nervine Asylum at 990 Centre St., recently converted to condominium residential use. The J. Gardiner Weld house, an elaborate woodframe French Mansard structure (ca. 1875), was built as a residence, but initially occupied by the Asylum. Seth Adams had bequeathed funds for establishment of a progressive medical facility to aid "indigent, debilitated, nervous people...". The 1880 Adams House provides a well-executed example of Queen Anne design. And, at the south end of the property is located the woodframe Colonial Revival directors' residence, ca. 1895. The setting and arrangement of these buildings, quite residential in character, followed the ideals of a home-like, non-institutional setting for the patients.

The Arnold Arboretum, a unique element in Boston's park system, is the result of an unusual cooperative venture of Harvard University and the City of Boston. Its land was the farm of Benjamin Bussey, who had expanded his property to around 210 acres by his death in 1842. Bussey bequeathed his estate, located between South and Centre Streets, to Harvard to be used for an agricultural school. The Bussey property became fully available for Harvard's use in 1873. A few years earlier (1868), James Arnold of New Bedford had willed a portion of his estate (approximately \$100,000) in trust to George B. Emerson, John J. Dixwell, and Francis E. Parker, "for the promotion of Agricultural, or Horticultural improvements, or other Philosophical, or Philanthropic purposes...." The trustees and Harvard entered an agreement in 1872 for establishment of the "Arnold Arboretum" with Arnold's gift, to be located on the former Bussey tract in Jamaica Plain. The Arboretum's first director, who would serve as such until 1927, was Charles Sprague Sargent. Frederick Law Olmsted, in cooperation with Sargent, devised a landscape plan for the Arboretum. In 1882 the City purchased the grounds from Harvard, leasing it back to the University. The Arboretum would then become a public park, with City responsibility for building and certain maintenance, while the University would be responsible for plantings and personnel. Soon after this agreement was reached, work began to turn the "worn out farm", as Sargent had once described the site, into the planned naturalistic park and outdoor museum. Funds for a building to contain museum and study facilities were donated by Horatio Hollis Hunnewell in 1892. The Hunnewell building, a large red brick structure with handsome molded decorative brickwork, continues in use today. Arnold Arboretum was designated a National Historic Site in 1965.

Pondside

The Pondside subarea of Jamaica Plain is bounded by Perkins St. on the north; S. Huntington and Centre Streets on the east, following Centre's curve south and west to Murray Circle; and the Jamaicaway and Francis Parkman Dr. on the west side of Jamaica Pond.

Topographically, this land is level, with streets extending in a radial pattern outward from the pond to Centre St. A few short cross streets and cul-de-sacs project from or connect the long radial streets, but they are

generally no more than one or two blocks in length. This street pattern largely reflects 19th century property lines, when wedge-shaped parcels of large estates extended from the pond.

This area is characterized by predominantly suburban residential development of mid-to late-19th century woodframe single-family and early 20th century two family dwellings. A few triple deckers and early 20th century brick apartment blocks are found. Commercial development is concentrated along Centre St., north from Monument Square. Two churches (one with an 18th-century burial ground), one hall, and two schools are within this section.

A wealth of architectural variety is revealed in the houses, from the Federal and Greek Revival styles, through elaborate Italianate, Colonial Revival, and Bungalow formats. Lot sizes tend to be quite large and well-landscaped along tree-shaded streets. The residential features of Pondside remain largely unchanged since the 1910's, when the last large-scale development occurred, in the northern section along Halifax, Moraine, and Pershing Streets, and the southern area of Dunster, Aldworth, and Prince Streets.

Since Centre Street was the major transportation route through Jamaica Plain in the 17th century, early residences and farming homesteads were scattered along its length. The community's first meeting house, a wooden building with tall spire, was constructed in 1769 on the site where the present Unitarian Church stands, at Monument Square. Incorporation of the Parish was achieved in 1772, as the Congregational Society of the Third Parish in Roxbury. Their present church edifice, an imposing gray granite Gothic Revival structure, designed by architect N. J. Bradlee, was dedicated in 1854.

Land for the first Eliot School (located where the monument is now) was the gift of John Ruggles in 1676. The Reverend John Eliot donated 75 acres of Land in 1689 for support of the school. Property from the Eliot and Thomas estates, which came under the school trustees' ownership, extended from Centre St. to the pond, from about Orchard to Thomas Streets. The Eliot School which now stands on Eliot St. behind the Unitarian Church property, is a 2-story brick Italianate style building with bracketed gable roof and cupola. It was dedicated in 1832.

Later schools in the neighborhood were the two Agassiz School buildings (now demolished) that were at Brewer and Burroughs, now the site of a small children's playground. Still in use for school purposes is the Mary Curley School, an Art Deco design structure of 1931 on Centre St. and Pershing.

Eliot Hall (7A Eliot St.) is a 2-story wood frame Italianate building with wooden quoins and front gable roof, built ca. 1855. It was used as a temporary town hall, and in the 1870's became the home of the Footlight Club. This organization continues to use the building today, and is considered to be the oldest amateur theatrical group in the country.

At the corner of Centre and Myrtle Streets is the First Baptist Church which was designed by Ryder and Fuller and built from 1856-1859. The large stuccoed Gothic Revival building provides another important visual landmark on Centre St.

Commercial development in the Pondside area, is exclusively along Centre St., in a mixture of uses and building types. The 700 block (west side) retains three Victorian brick commercial buildings worthy of note. The earliest is 745 Centre, a store and dwelling designed by J. D. Wester, built in 1875 for Frederick and Robert Seaver. W. Henry Winslow was architect for 707-711 Centre (1887), which housed William Rooney's boot and shoe outlet. William Fallon owned the handsome corner Romanesque Revival building (1888) at 701-705, which was the work of architect George Cahill. Less distinguished commercial structures were erected on Centre St. in the 20th century, and are now accompanied by gas stations, franchise restaurants, and numerous storefront alterations.

The earliest extant residential structure in the Pondside area is a portion of "Linden Hall", now located at 28-30 Grovenor Rd. This 18th century building was at one time an impressive Georgian residence with side flanking wings, and stood near the southwest corner of Centre and Pond Streets, with grounds extending to Jamaica Pond. The woodframe 3-story house had been built by John Gould for his son-in-law, the Rev. John Troutbeck, assistant rector of King's Chapel. Its present form is much altered from the original, with wings removed, windows replaced, and siding added.

Within the Pondside section, 50 Eliot provides the most intact Federal style residence -- a 5-bay, woodframe structure with side gable roof and fanlight at the central entry. None of the early houses which once were located on Centre in the vicinity of Holbrook to Prince Sts. remains today. The Moses Williams estate was particularly large. However, on the south side of Centre (#812-814), another woodframe, 5-bay front house with hip roof in the Federal style remains. Its date is ca. 1802-1810, but the original form is somewhat obscured by the 1930's sun porch.

Eliot and Burroughs Streets were the first developed in Pondside as suburban residential areas. In the 1820's, the Eliot School Trustees began to sell off portions of their lands in this section. The late 1830's and early 1840's witnessed much building activity as substantial, fashionable single-family woodframe dwellings were put up in Greek Revival and Italianate styles. Examples include 52 Eliot (probably by housewright Elisha James), with its 3-bay pedimented facade which has pilasters and a side hall plan. Housewright John James lived at 47 Eliot in the 1840's. His house is a 2-story woodframe Greek Revival house with gabled front and Ionic order porch across the front and east sides. John James built a series of 5 houses for John C. Gore in 1843. These are found at 39, 42, 44, 45, and 46 Eliot. All are frame buildings with T-shaped plans, gabled front wings and originally porches with fluted columns. This group is now in various states of alteration. A particularly notable Greek Revival house is the large, handsome structure at 5 Dane St., with its full double story Ionic porticos. On Burroughs, #44 provides another example of the 3-bay facade, temple-front format. Builder Paul Lincoln was responsible for 32 Burroughs (ca. 1843-1848), the same basic house type with transitional decorative elements into the Italianate style. The modest 1 1/2 story clapboard house at 12 Thomas St. (1840 or 1841) has corner pilasters common to the Greek Revival and Gothic attic windows in the gable ends.

Several Italianate residences with side gables and 3-bay front facades (ca. 1860's) are located on the west side of Burroughs, and 11-13 Newsome Park is similar in type. 50 Burroughs is especially elaborate, with wooden siding scored to resemble masonry, corner quoins, and a distinctive crowning lantern. Two outstanding, elaborate Italian Villa "twin" house with towers stand across Myrtle St. from one another at #8 and #9.

The clapboard-sided cottage at 9 Brewer is the best remaining Gothic Revival house type. It retains the drip molds at the windows, steeply gabled roof, and curvilinear decorative bargeboard.

Mansard style residences were constructed along the northeast sides of Burroughs and Myrtle Streets. Between 1859 and 1865, carpenter Stephen Heath built 43 Burroughs, a large, well-detailed house of this style. An unusual format with recessed central entry is seen in 193 Centre, which was built by 1859. Other substantial versions are at 28 Eliot (ca. 1874) and 45 Orchard.

Remaining Stick Style houses are infrequent in Pondside. Builder Joseph Shaw constructed the double houses at 1-2, 3-4, 7-8 Eliot Place in 1875/1876. The best expression of this style is 5 Eliot, an elaborately detailed structure with contrasting boarding and jigsaw decoration in the gables and porch frieze.

The Queen Anne and Shingle Styles are seen occasionally, dating from the 1890's. Architects Lewis and Paine designed the Baptist Church parsonage at 629 Centre (1892) in the shingled mode. A combination of Queen Anne and Shingle formats was employed by C.A. Russell for the distinguished "double" triple decker at 801 Centre (1894). Versions of woodframe Queen Anne houses with conical roofed turrets and decorative shingle patterns are at 509 Centre and 56 Perkins.

A large portion of the Pondside area continued as part of large estates into the 1870's and later. Land south of Perkins St. to beyond present-day Pershing, extending from Centre to the pond was contained in the Curtis family's farm lands and parcels. Joseph H. Curtis' property extended from the pond across Centre St. almost to the Boston and Providence railroad tracks. George S. Curtis also had extensive land holdings in the vicinity. The two brothers' produce stand at Quincy Market was in operation from the late 1820's; previously, a Faneuil Hall stand was run by Capt. Joseph Curtis. Edward N. Perkin's estate was on the north side of Jamaica Pond. His brick and terra-cotta Ruskinian Gothic residence of 1870, designed by Sturgis and Brigham, still stands. By 1874, Lakeville Place was the only street laid out between Pond and Perkins, with smaller estates along it. The Italianate frame house at 28-30 Lakeville Place is the solitary reminder here of such land division.

Lochstead St. was laid out by 1896, but by 1905 was the site of only two houses. In 1907 the two handsome shingle and stone bungalows at 55 and 61 Lochstead were built, designed by architects Bowditch and Stratton. Pershing, Halifax, and Moraine Streets were quickly developed with mainly 2-family woodframe detached dwellings in the 1910's. These houses were generally built in the Bungalow and Colonial Revival styles, "four square" in type, with 2 stories, hip roof, single front dormer, and porch across the front. A few bungalows of a more classic variety were built, such as the previously mentioned pair on Lochstead, and 112 Perkins/4 Pond View. The latter was erected in 1914, to the design of Dykeman and Murray.

The Jamaica way was laid out in the 1890's, and residences along it are largely Colonial Revival in character, usually more substantial than the similarly styled houses on the streets to the east. Prominent Boston individuals erecting homes here included James Michael Curley, Mayor of Boston. His imposing red brick Georgian Revival residence at 350 Jamaica way was designed by Joseph P. McGinnis and built in 1915.

The Thomas Seaverns' and Ella C. Adams estates were replaced by large, handsome red brick and brownstone apartment blocks of Beaufort and Lakeville Terraces (1908 and 1905, respectively), between the streets of the same names. Benjamin Fox, Inc. was builder for these structures, which have decorative stone trim in the Richardsonian Romanesque mode.

In a manner similar to the north end of "Pondside", the southern section remained in large estates long after Eliot St. had been developed. By 1859 there were no cross streets between Eliot and May Streets (west of present Jamaica way and Arborway), from Centre to Pond. Orchard St. and Monument St. (now Holbrook), were in place by 1874, with Monument being developed first at its northwest end in the late 1870's and early 1880's. Dwellings here were chiefly gable-fronted woodframe Italianate style structures of more modest proportions and scale than those on streets to the north. Orchard St. at this time was still divided into large suburban tracts. Estates with frontages on Centre and extending toward the Pond by the mid-1870's included the Moses Williams, Mrs. Curtis, and George D. Cox properties. Prince, Dunster, Aldworth, and Orchard Streets were developed rapidly in the 1910's, with woodframe and stucco detached houses of Bungalow derivation.

The estates of Quincy A. Shaw and Sarah P. Cleveland were located on the Northwest border of Jamaica Pond, across Perkins St. Cleveland's stick-style "Nutwood" (1866) no longer remains, nor does "Oakwood", a Colonial Revival/Shingle Style 1903 house of Charles B. Perkins. However, Shaw's 1863 wood frame house in the Stick style stands with stone Medieval Revival additions and alterations of the 1920's, located at 241 Perkins. The renovations were carried out under the ownership of Samuel Cabot. They include a prominent corner tower and Jacobethan entry and windows. The Shaw-Cabot house, with its woodframe stable/garage, is on property currently being developed for condominium use. The Peabody house, a brick and frame 19th century structure remodeled as a residence in the 1920's, also remains on the Cabot property, and is now in use as offices for the development.

Jamaica Pond and Jamaica Park (now part of Olmsted Park) are separated from the neighborhood to the east by the Jamaicaway, a tree-lined parkway which now accommodates high-speed auto traffic. Historically, the pond was more closely related to the residential area to its east than is apparent today. Jamaica Pond provided water supply to the city of Boston from 1795 to 1848. During most of the 19th century, the pond was surrounded by large private estates. By 1859, two ice houses on the shores and the body of water was used for commercial ice cutting. Residents' concern over the effects of such enterprises took form in deed restrictions on some parcels. Ice skating and sailing regattas were popular recreational activities associated with the pond in the 19th century. Development of the area as a park was begun in the 1890's, but the present boathouse is from 1913 (architect, William D. Austin). Both the boathouse and accompanying pavilion, located near the Pond St. and Jamaicaway intersection, are Bungalow in style with half-timber effect in the gables and decorative rafter ends.

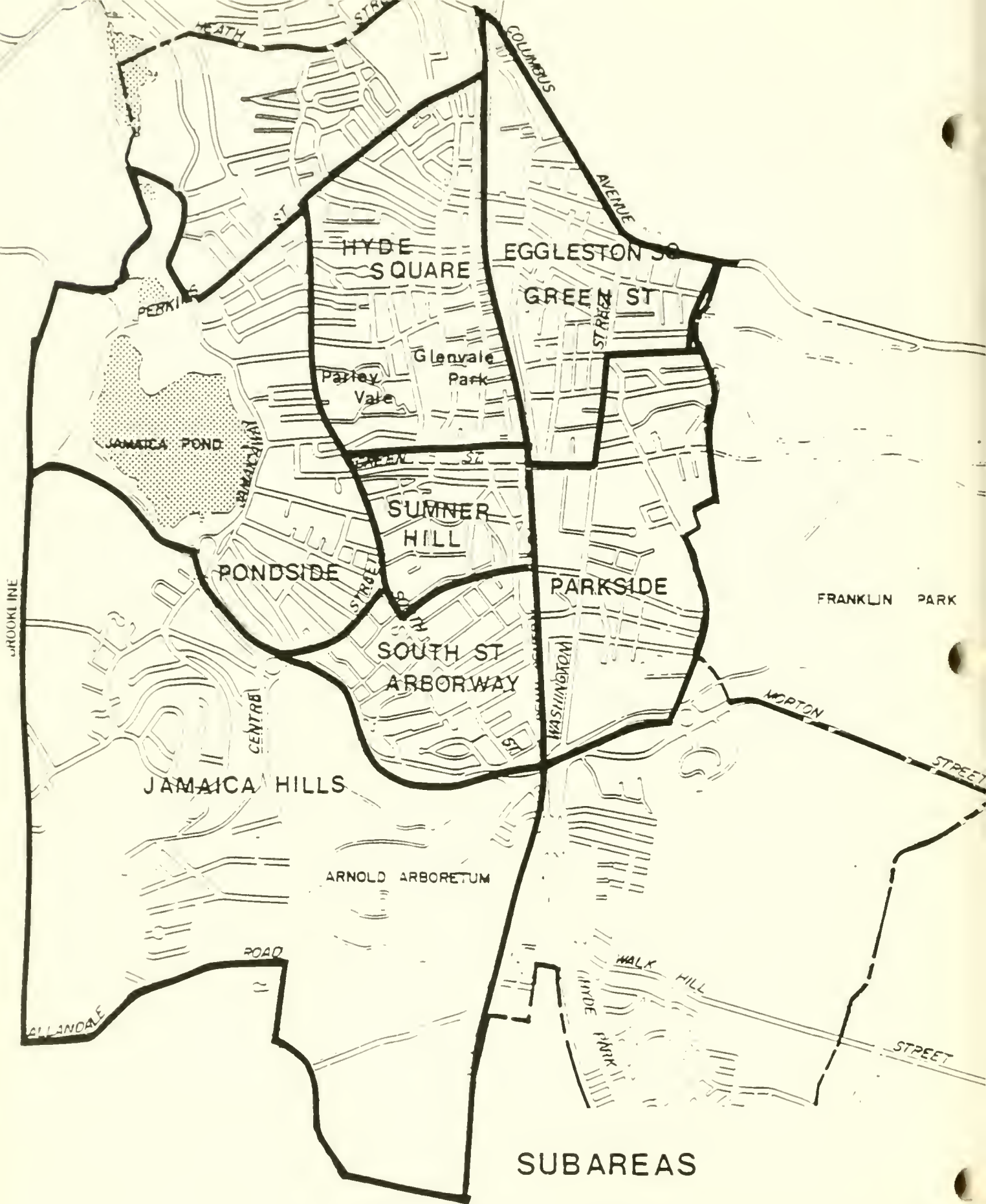
II. METHODOLOGY

General Procedures

The Jamaica Plain Preservation Study essentially consisted of three procedures: field survey, documentary research, and evaluation. The field survey of all properties within the study area was conducted on foot. Approximately 3,500 structures were visually surveyed. In addition, the style, material, and type of each building were recorded on a 100-scale, Figure 5 photogrammetric base map. The key to this map can be found in Appendix I. The second procedure involved documentary research using Boston archives, libraries, Suffolk County Deeds, and relevant repositories, to investigate primary and secondary sources. The third procedure was evaluation of the entire survey which resulted in recommendations for preservation activity.

Because of the considerable number of structures within the survey area, the decision was made to record buildings or areas of particular historic and/or architectural significance using the standard Boston Landmarks Commission Building Information Form (Appendix II). Information forms were completed. Buildings selected for inclusion in these forms were marked on a 400-scale Jamaica Plain map by black dots with accompanying notations of inventory form numbers.

Jamaica Plain was divided into the following sub-areas which were primarily determined by historic research and topographical divisions: Hyde Square, Egleston Square, Green St., Sumner Hill, Parkside, South St.-Arborway, Pondside, Jamaica Hills. (Map II).



SUBAREAS

JAMAICA PLAIN

Evaluation and Recording

Individual Buildings - Building information Forms were completed for 324 individual structures, using the following criteria in the selection process:

1. Uniqueness in Jamaica Plain,
2. Good examples of an architectural style and/or type,
3. Association with important national or local events or personalities,
4. Prominent visual landmarks, and
5. Nationally significant landscapes

Districts - Were evaluated on the basis of the distinctiveness of individual buildings and cohesiveness of the streetscape, and in some instances, the historical significance of the area. Whenever possible, buildings were grouped into National Register districts rather than singled out for individual listing (Map III).

Research Procedure - Research was focused on determining date or date range, architect and/or builder, original property owners and original appearance of buildings recorded on individual forms, as well as sequence of neighborhood development and street development pattern. The investigation procedure followed these general stages:

1. Field observation and building description.
2. Examination of building permits.
3. Examination of maps, and atlases using the collections at the Boston Public Library, Boston Athenaeum, and Massachusetts State Library.
4. Examination of Boston directories, as well as histories of Jamaica Plain.

5. Deed research at the Suffolk and Norfolk County Registries of Deeds.
6. Examination of local newspapers including the Boston Transcript, Boston Globe, and the Boston Pilot.
7. Examination of photographs and views in the collections of the Boston Public Library-Print Department, the Society for the Preservation of New England Antiquities, and the Bostonian Society.

Photography - Photographs were taken for buildings described on individual Building Information Forms. These photographs were taken by all three consultants.

Information Organization- The 100-scale map (Building Style/Material/Type) and copies of all building information forms will be kept on file at the offices of the Boston Landmarks Commission and will be available for consultation. Building information forms are organized in a loose-leaf notebook and are further arranged alphabetically by street address. These Building Information Forms, which are numbered using a system adopted for all survey and inventory purposes in Boston (Appendix III), are also available for study at the Boston Landmarks Commission. Duplicate building information forms also will be kept on file at the Massachusetts Historical Commission, The Boston Public Library-Art Department, the Jamaica Plain Branch Library, the Bostonian Society, the Boston Athenaeum, the Library of the Society for the Preservation of New England Antiquities, and the Library of the Boston Redevelopment Authority.

A file on architects, builders, and developers active in Jamaica Plain was organized with information recorded on 3x5 index cards and subsequently transferred to typed listing arranged alphabetically by name. This list will be available for consultation at the Landmarks Commission and copies at the agencies and institutions previously listed.

III. RECOMMENDATIONS

As outlined in the Methodology section, the survey results were evaluated for architectural and historical significance. Based on this evaluation, recommendations for preservation activity were made by the consultants. The recommended activities consist of listing of individual buildings and districts in the National Register of Historic Places and designation as Landmark or Architectural Conservation Districts by the Boston Landmarks Commission. The recommendations of properties and brief descriptions of their architectural characteristics follow.

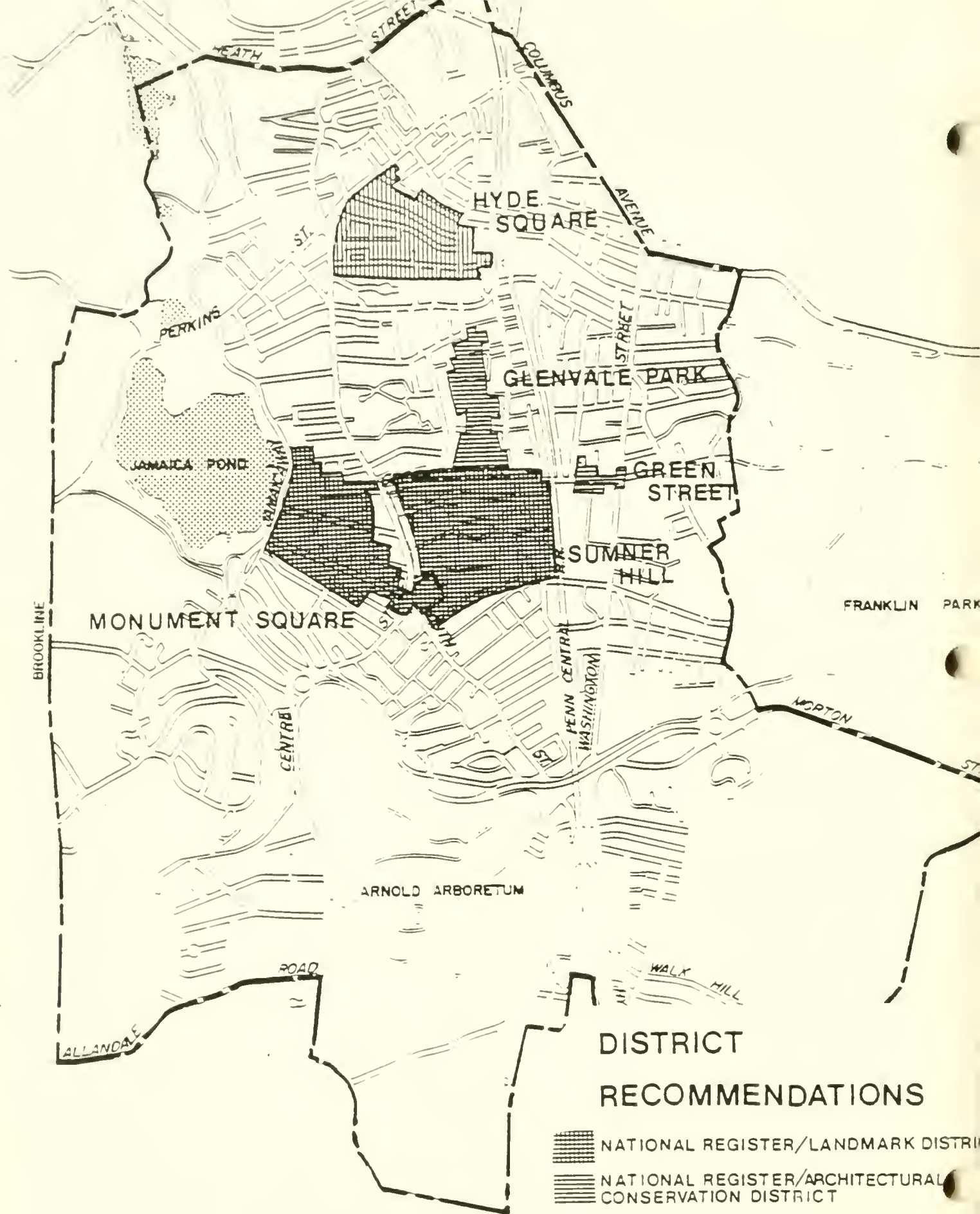
A. Recommendations for Districts

The recommendations are divided into three parts: those recommended for both National Register and Landmark Districts, those recommended for both National Register and Architectural Conservation Districts, and one recommended for National Register Districts only. Proposed districts are shown on Map III.

National Register and Landmark Districts

1. Monument Square District

(This district is bounded by a line running along the Jamaica way, the rear lot lines of 39/41, 49, and 61 Pond St., then along Pond St. to Myrtle, along the north and east lot lines of 23 and 23A Myrtle, along the north and east lot lines of 26/28 Grovenor, then along the rear lot lines of properties on the north side of Myrtle, taking in the Baptist Church and parsonage, cross



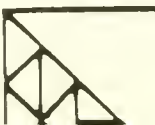
NATIONAL REGISTER/LANDMARK DISTRICT



NATIONAL REGISTER/ARCHITECTURAL
CONSERVATION DISTRICT



NATIONAL REGISTER DISTRICT



JAMAICA PLAIN

Myrtle along the rear lot lines of 2 and 4 Park Pl., along the east and south lines of 17/19 Burroughs, along Brewer St. to include #4, then behind 19 and 21 Thomas, crossing over to include 6/8 Thomas. Then extending over to include 5 Eliot, 12 South St., the Soldiers' Monument, 793 Centre, along the south/west boundary of the Unitarian Church property, to include the Eliot School, then crossing Holbrook St. to include 30—50 Holbrook, 1 Dane St., and then along the rear lot lines from 42-58 Eliot, returning to the Jamaica way.)

The Monument Square District qualifies as the historic center of Jamaica Plain, which contains high quality examples of both residential and public architecture. The imposing granite Gothic Revival church of the First Congregational Society, Unitarian, was built in 1854 (architect, Nathaniel J. Bradlee). Its site is that of Jamaica Plain's first wooden meeting house, erected in 1769, which had housed American troops during the Revolution and town meetings in the siege of Boston. A part of the church property is an 18th-19th century burial ground. Eliot School, a brick late Federal style building (1832), is located behind the church. Eliot Hall (7A Eliot St.), ca. 1855, is a large frame Italianate style structure which served as a temporary town hall and later the home of The Footlight Club, an amateur theatrical group. The Jamaica Plain Baptist Church (1859) at Centre and Myrtle Streets, a stuccoed Gothic Revival Religious building, is also included.

The Loring-Greenough house has been listed on the National Register for its significant association with the American Revolution. In addition, this substantial wood frame, 5-bay Georgian mansion is important as a surviving Colonial dwelling, built in 1760 for Joshua Loring, Royal Navy officer. For a short time in 1775, General Nathaniel Greene's headquarters were here, and was also used as a military hospital.

Residential structures in the district include excellent, intact examples of various architectural styles, including Georgian (Loring-Greenough house, 12 South St., 1760), Federal (Elisha James house, 50 Eliot, ca. 1820's), Greek Revival (e.g., 1 Dane St., ca. 1830's; 44 Burroughs, ca. 1840's), and Gothic Revival (9 Brewer).

Development of the area as an early Boston well-to-do suburb is reflected in later residences as well, such as Italianate (11-13 Newsome Park), Italian Villa (8 & 9 Myrtle), Mansard (28 Eliot, ca. 1870's), Queen Anne (58 Eliot, 1880), and Colonial Revival (23 Eliot, 1898).

2. Sumner Hill Landmark District

(Roughly circumscribed by the north side of Green Street, the Southwest Corridor, south side of Sedgewick St., South and Center Streets.)

This district is notable for its high quality housing stock. Its primarily detached, frame houses range from early 1840's cottage scale Greek Revival dwellings to substantial, well crafted 1870's and 1880's Queen Anne residences designed by well-known Boston architects. Residential development began c. 1840 in the northern segment of the district along Green St., Starr Lane and Seaverns Ave. By 1850 the rugged, hilly terrain to the south had been overlaid with a curvilinear system of roads apparently influenced by the Mt. Auburn Cemetery landscape experience as conscious attempt at picturesque planning. Prior to the the early 1850's much of this district was encompassed by the Loring Greenough estate. Developed thru the Greenough family, it was, however, named for General William H. Sumner, lawyer, legislator, adjudicate general and developer of East Boston. His Greek Revival-Italianate "Mansion house" is still extant at 10 Greenough Ave. (1852).

The district architectural highlights include the well-preserved Italianate Luther Gilbert House (1855) at 83 Elm St. and the well-detailed Italianate-Mansard houses of Civil War Colonels on Alverton St. (e.g., numbers 20, 23, 28 and 31).

Particularly noteworthy are the large handsome Queen Anne residences designed by William Ralph Emerson (15 Greenough Ave.) and Ware and Van Brunt (10 Revere St.). Blackall and Newton are responsible for an important Colonial Revival house at 7 Greenough Ave. (1893). Rambling, Gothic Revival, puddingstone St. John's Episcopal Church dominates the eastern crest of Sumner . . Hill-designed in 1882 by Harris M. Stephenson. Also included in this district is the Jacobethan Jamaica Plain High School 1901, and the 1875 High Victorian Gothic style, Police Station #14 on Seaverns St.

National Register and Architectural Conservation District

3. Green Street Manufacturing District

(Includes 172-178, 177-179, 180, 181-187, 189-195 Green St. and 120 Brookside Ave.)

Considered eligible as an intact concentration of late 19th century masonry manufacturing and hotel structures within Jamaica Plain's Stony Brook Valley. Retaining some old cast iron store fronts, these 3-4 story buildings border the north and south sides of Green Street between Washington St. and Brookside Ave. District delineated to include Green Street elevated railroad station (1909). Composed of reinforced concrete, iron and copper, it is important as an example of an early 20th century engineering/architectural

structure and is the district's eastern focal point. In addition this district has historical association with Patrick Meehan. He rose from farmhand and railroad laborer (1840's) to well-to-do Boston contractor with extensive land holdings in the Stony Brook Valley.

Although Green Street and its vicinity was subdivided as early as 1851 for "stores, factories and houses", it was not extensively developed until the late 1870's with construction continuing into the early 1900's. These structures were conveniently located near the old Jamaica Plain Depot (no longer extant) and the now culverted Stony Brook. Noteworthy Masonry structures include Alfred Papineau's Mansard Livery Stable at 180 Green St. (designed in 1879 by S. S. Woodcock), Patrick Meehan's Carriage Factory at 172-178 Green St. (Meehan designed the 1889 segment) and Alfred Thanisch's carriage factory designed in the Classical Revival style at 128 Brookside Ave. Patrick Meehan also owned the two hotels in the district e.g., the Queen Anne Hotel Morse (1893, 183-7 Green St.) and the Classical Revival Hotel McKenley (1893, 189-95 Green St.).

4. Glenvale Park

(189-307 and 188-302 Chestnut Avenue, 6-40 and 19-35 Cheshire Street, 317-333 Lamartine Street, and 6 Marlou Terrace)

Considered eligible for its concentration of many architecturally notable and well maintained Greek Revival, Italianate, and mansard residences. Glenvale Park was first laid out (Alexander Wadsworth, surveyor) in 1848 and included Chestnut Avenue (then Nebraska Street) and most of Lamartine, between Boylston and Green Streets in the immediate vicinity of the Boylston and Green commuter stations of the Boston and Providence Railroad. Greek Revival buildings of particular interest, and both with Ionic

porches, include the temple form house at 28 Cheshire Street and the 5-bay central entry residence with pedimented central section at 305-7 Chestnut Avenue. Also dating from mid-century is the fine stylistically transitional 5-bay central entry Greek Revival/Italianate house at 317 Lamartine. In addition, Glenvale Park includes a Luther Briggs designed modestly-scaled Italianate villa built in 1858/9 for Ephraim Merriam at 195 Chestnut, near Spring Park Avenue. Also in the district are several distinctive mansard houses dating from the post Civil War era including 223, 233, 244, 268, 271-73 Chestnut Avenue and 8 Chestnut Place. Set on a high site with a very deep set back, 233 Chestnut Avenue was the home during the mid-1870's into the '80's of noted Boston lithographer William H. Forbes. Supportive later residential development in Glenvale Park includes the charming Queen Anne house at 199 Chestnut Ave., built between 1884 and 1890, the two-family Queen Anne/Colonial Revival residence at 287 (1897) and the 1897 Adamesque detailed Colonial Revival triple decker designed by local Jamaica Plain architect Jacob Luippold.

National Register District

5. Hyde Square

(322-418 Centre Street, 2-90 and 7-87 Wyman Street, 18-104 and 1-105 Forbes Street, 14-114 and 3-117 Sheridan, Sheridan Place, 3-51 and 4-48 Cranston Street, 12-146 and 11-137 Paul Gore, 25 and 26 Danforth Street, 105-115 and 108-118 Chestnut Avenue.)

Qualifies as a residential district including a significant representation of 1890's Queen Anne triple decker housing of unusually high design quality and designed by Roxbury and Jamaica Plain architects and builders as for example:---the run of five similar triple deckers at 42-56 Wyman built in 1894 after designs by Samuel Rantin; 63-65 Wyman built in 1897,

Walter Curley, architect and builder; 69 Paul Gore (1893) George Marquis, architect; 127 Paul Gore (1892) Jacob Luippold architect; and 332 Centre Street (1894) Peter Schneider, architect and builder. The district also includes two brick mansard rows, unusual construction for Jamaica Plain, at 34-40 and 42-50 Sheridan Street, both put up by mason/builder Timothy F. Bowe, a Sheridan Street resident in the 1870's, as well as the architecturally unique Italianate/Gothic Revival 12 sided-house at 17 Cranston which has been recommended individually for Boston Landmark and National Register status.

B. Recommendations for Individual Properties

The recommendations are divided into four parts: (1) those properties listed in the National Register and/or designated as Boston Landmarks and recommended for additional protection, (2) those recommended for both National Register listing and Boston Landmarks designation, (3) those recommended only for National Register listing, (4) those recommended for further study. See Map IV for individual recommendations and Map V for further study recommendations.

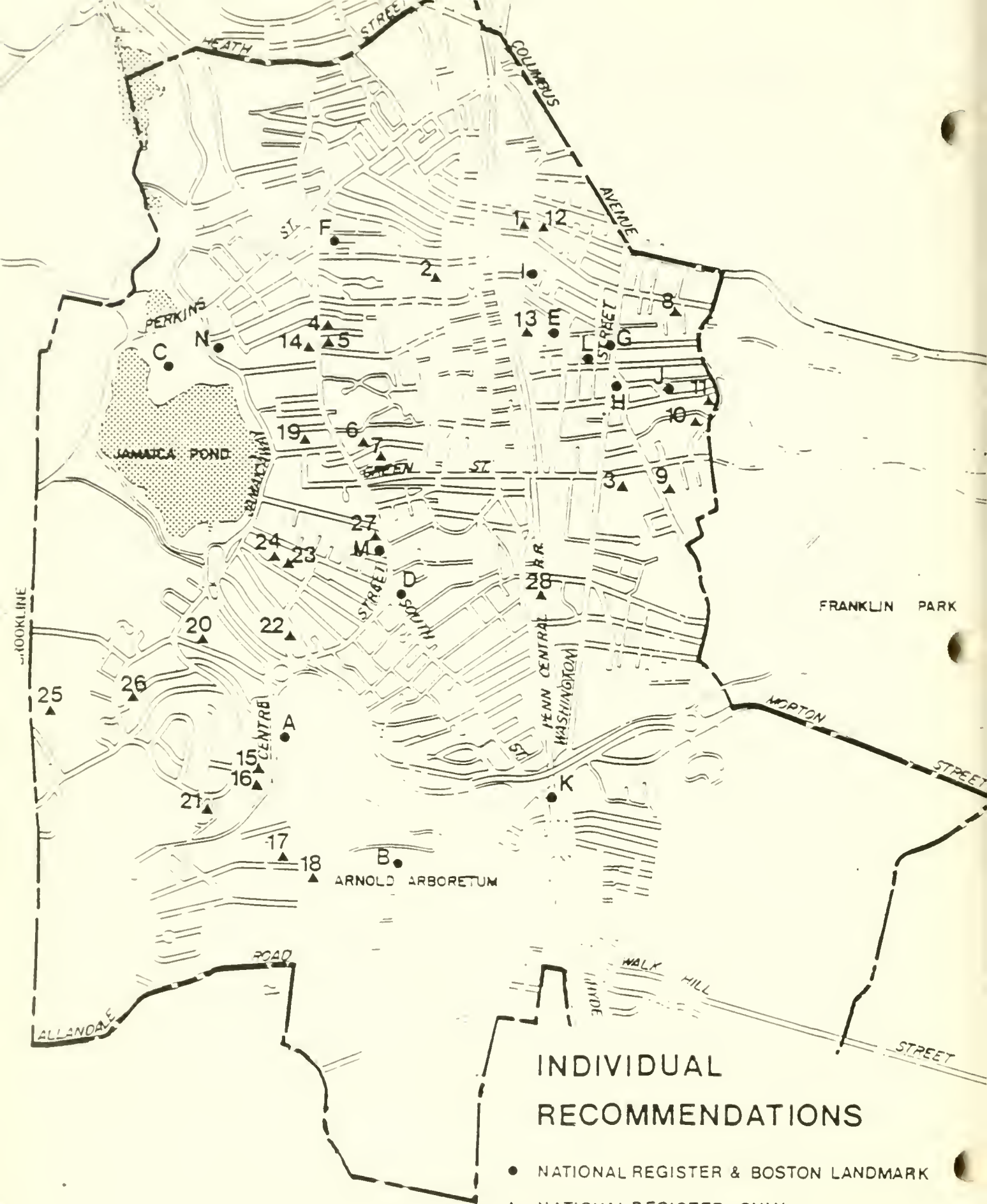
Meriting National Register Listing or Boston Landmark

A. Adams-Nervine Asylum, 990 Centre St. (JP 55) Already designated as Boston Landmark and listed in the National Register.

The former Asylum is comprised of three major and four ancillary woodframe buildings from the late 19th century, with generous landscaped grounds. They are outstanding in quality; architectural styles represented include French Mansard (Weld house, ca. 1875), Queen Anne (Adams house, 1880), and Colonial Revival (Director's house, ca. 1895). The Asylum, opened in 1880, was a progressive medical facility designed to treat persons with nervous disorders in a home-like, non institutional setting.

B. Arnold Arboretum. Bounded (approximately) by Arborway, Centre St., Walter St., South St. (JP 900). For Boston Landmark (already designated National Historic Site).

Already designated a National Historic Landmark (1965), the Arboretum is



INDIVIDUAL RECOMMENDATIONS

- NATIONAL REGISTER & BOSTON LANDMARK
- ▲ NATIONAL REGISTER ONLY

JAMAICA PLAIN

worthy of Landmark designation. Included in its 265 acres are over 6,000 types of trees and shrubs, an important site for scientific study. The significance derives both from its aspect as a learning facility of Harvard University and as a part of Boston's park system, established by cooperative agreement in 1882. Planners were prominent landscape architect Frederick Law Olmsted and Charles Sprague Sargent, the Arboretum's first director.

C. Olmsted Park system: Jamaica Pond Park & Pinebank. For Boston Landmark (already on National Register) (JP 902)

Considered eligible as an important part of the Boston park system as planned by nationally prominent landscape architect Frederick Law Olmsted in the late 1870's and carried out in the 1890's. The entire system became a model for municipal park planning, and as whole, should be considered for Boston Landmark status. Prior to its development for park purposes, Jamaica Pond had provided water to the city of Boston from the late 18th to mid-19th centuries. Remaining within the park is the 1870 "Pinebank", a brick and terra-cotta residence, designed by Sturgis and Brigham for Edward N. Perkins. Other structures within the park are the pavillion and bungalow-sytle boathouse (1913, designed William D. Austin) on the east shore.

D. Loring Greenough House. 210 South St., 1760, (JP 249); for Boston Landmark, (already on National Register).

The house is significant because of its historical connections with the American Revolution and as a rare example of mid 18th c. Colonial architecture in Boston. The mansion with its adjoining carriage house and gardens is the last of the numerous country estates of its period remaining in Jamaica Plain.

Joshua Loring was a successful privateer and an officer of the Royal Navy. After his military career, Loring retired to the farm which he had purchased in Jamaica Plain in 1752 and later constructed the present mansion on its site. As a Tory, Loring was forced to take refuge in Boston and, with his family, was among the Tories who evacuated the town with General Howe on March 17, 1776.

Revolutionaries seized Loring's house and for about four weeks from June 3, 1775, General Nathanael Greene had his headquarters here and appointed "a hospital for the camp in Roxbury," making it one of the first American military hospitals.

E. Haffenreffer Brewery, Germania St. (JP 702, 703, 704, 706) for Boston Landmark (already on National Register)

The Haffenreffer Brewery is a collection of late nineteenth century industrial and residential buildings which illustrate the growth patterns typical to industrial development during this period. Remarkably well-preserved, the complex derives its significance from the relationships and forms produced by the pattern of its development rather than the qualities accruing to the individual structures.

The main complex was completed between 1877 and 1884. These buildings should probably be classified in the earlier architectural period of American Greek Revival. The height and massing of these early structures reflects the use of a vertical brewing system where the raw materials are hoisted to the highest point and the wort (beer in process) descends through the various

processes. The process was later changed to horizontal and this change is revealed in the later construction. The present collection of structures was substantially in place by 1914 with later additions as recent as 1962.

F. 17 Cranston Street. * After 1870, by 1874. (JP 86)

Y-Plan twelve-sided frame Italianate house with Gothic detailing and stylistic features, possibly designed by original owner-organ builder Archibald Scott. Qualifies for protection as a Boston Landmark and for inclusion on the National Register as an architecturally unique building in the city.

Additional research is required to support the attribution of Scott as the carpenter/designer of the house. Also, the interior of 17 Cranston should be studied for further understanding of its extraordinary features and form.

*Also included in recommended Hyde Square National Register district.

G. Franklin Brewery - 3179 Washington Street (between Montebello and Boylston) 1894/5. Charles Kaestner, architect. (JP 707)

Queen Anne/Romanesque Revival red brick brewery considered eligible as an architecturally significant industrial building and as an outstanding example of brewery architecture in the City of Boston. The Franklin Brewery was designed by a Chicago architect and is one of several surviving breweries that were put near the Stony Brook in Roxbury and Jamaica Plain after the Civil War and through the 1890's. The Franklin Brewery operated from 1896 through the period around the first World War. By 1919, 3179 Washington Street was used for storage by the Union Wool Company and shortly thereafter became the storage warehouse of the D.W. Dunn Corporation.

H. Isaac Cary House. 235 Forest Hills Street near Williams. By 1850.
(JP 113)

Eligible as a notable and intact example of the residential estates that were established in Jamaica Plain between mid-century and the 1860's. Built for ivory, tortoise shell, and fancy goods merchant Isaac H. Cary, the frame T-plan Italianate style residence at 235 Forest Hills is located across from Franklin Park, retains its large lot siting, and is distinctive, in particular, for its later addition of 3-story mansard roofed octagonal tower.

I. Conrad Mohr House. 200 Amory St., 1868, architect unknown, residence
(JP 11)

Eligible as unusual example of masonry Italianate single family house in Jamaica Plain. Side-hall plan, street-facing gable house faced with red pressed brick with brownstone trim. Built for Boston cigar store dealer Conrad Mohr. He was among the approximately 1500 German immigrants living in the Stony Brook Valley by the late 1860's.

J. Patrick W. Ford House, 48 Peter Parley Road, 1897 Patrick W. Ford, architect, residence (JP 201)

Qualified as handsome, well crafted Queen Anne House with prominent corner tower and encircling porch. Built for and by Patrick W. Ford, well known Boston church architect.

K. Forest Hills Boston Elevated Railroad Station, Over Washington St. near Arborway, 1909 Edward M. Wheelwright architect (JP 526)

Important example of early 20th century engineering/architectural structure, constructed of reinforced concrete, iron with well crafted copper "screens" and embellishments. Built in 1909 on southern terminus of Boston Elevated Railroad (presently the MBTA's Orange Line). Line extended to Everett. Edward M. Wheelwright was a prolific Boston architect responsible for a variety of building types including the Longfellow Bridge Mass. Historical Society building and the Harvard Lampoon Bldg.

L. Our Lady of Lourdes Roman Catholic Church, 14 Montebello Road, 1931, Edward T.P. Graham, Architect, Church (JP 518) ..

Qualities as outstanding example of Tuscan Romanesque style. Designed by noted Boston architect Edward T.P. Graham. It is the centerpiece of an enclave of masonry church related buildings along Montebello Road and Brookside Avenue and is the successor building to the old Our Lady of Lourdes Church on Brookside Ave. (1896).

M. 743-745 Centre Street, c. 1875. John Webster, architect/builder (JP 402)

The oldest extant commercial/apartment block on Centre St., this is a three story, Panel Brick/Queen Anne style structure that was locally well-known as the business place of Robert Seavern's grocery in the late 19th c. The concern has been located on Centre St. since 1795.

N. 350 Jamaicaway (James Michael Curley house). 1915. Architect Joseph P. McGinnis. (JP 154)

Qualifies as an intact example of a brick Georgian Revival residence,

built for Boston Mayor James Michael Curley as his home. Curley was prominent in Boston's political history, serving four non-successive terms as Mayor between 1914 and 1949, four terms in the U.S. Congress, and one term Governor of Massachusetts.

Recommendations for National Register Only:

- 1) German Methodist Church (now St. Andrews Methodist Church) 169 Amory Street and 62 Atherton) 1899/1900. Jacob Luippold, architect. (JP 500)

Considered eligible as a significant example of a granite Late Victorian Gothic Church retaining much of its original character and detail and as a notable non-residential design of Jamaica Plain architect Jacob Luippold. Luippold, who lived in the Hyde Square area from the late 1880's to the time of his death in 1917 was locally active primarily as a designer of single and multi-family housing in Roxbury and Jamaica Plain.

- 2) Curtis Street Public School, Paul Gore St., (now Hyde Square VFW Post #722) 1872. (JP 508)

Considered eligible as an example of Italianate style schoolhouse architecture and as one of the few extant frame 19th century schools remaining in the city of Boston and retaining much of its original appearance and character.

- 5) Solomon Goldsmith House. 526 Centre Street, c. Goldsmith Place by 1806. (JP 49)

Qualifies as one of a handful of federal houses remaining in Jamaica Plain. 526 Centre Street, a 5-bay, street facing, central entry, gable roofed house with Greek Revival side porches remains in a good state of preservation and was the long-time residence of Jamaica Plain butcher Solomon Goldsmith whose slaughter house, by mid-century, was located at the foot of the lane which ran off of Centre Street along-side of his house.

- 6) Charles Q. Hill House. 12 St. John Street. After 1849, by 1858. (JP 231).

Qualifies as a substantial and architecturally distinguished central entry Italianate house with scored boarding, and retains some of its character of a mid-19th century estate house through its large lot siting and very deep set-back from the street. Built for Boston merchant Charles W. Hill, 12 St. John Street originally occupied, with the earlier Greek Revival family house at 602 Centre, a large tract which stretched from Centre Street almost to Chestnut Avenue and by the 1880's still included 309,190 square feet.

- 7) Parsonage. St. John's Episcopal Church. 17 St. John Street. After 1849, by 1856. (JP 232)

Eligible as a well maintained barge-boarded Gothic Revival Residence that originally served as the parsonage of the old frame Gothic Revival John's Episcopal Church, now replaced by the stone church at Roanoke and Revere Streets on Sumner Hill. 17 St. John also qualifies as one of the few remaining intact examples of frame Gothic Revival residential architecture in Jamaica Plain. Between 1874 and 1884, the house was moved somewhat northerly from its original site adjacent to the old church.

- 8) 44 School St. 1851 (JP 235)

Qualifies as well preserved frame Greek Revival/Italianate Cottage with side hall plan, 3-bay main facade, lable moldings and unusual entrance "canopy" with pendants. Original owner was Joseph Byron, leather merchant. For many years it was the home of Lovel Maxwell, mason.

9. 106 Forest Hills St. c. 1867 (JP 111)

Considered eligible as intact, well crafted Italianate mansard house. Built for Boston stockbroker Aaron D. Weld.

10. 32 Sigourney Road. c. 1880 (JP 247)

Eligible as important example of Queen Anne-Stick style. House characterized by asymmetrical massing, contrasting surface textures (clapboards and wood shingles), well crafted entrance porch, inset panel with bold scroll carving. Built for Samuel Hastings, a local painter, c. 1880.

11. 64 Sigourney Road. c. 1884-1890 (JP 248)

Considered eligible as early example of Colonial Revival style in Boston area domestic architecture. Features highly symmetrical 6-bay main facade with projecting Tuscan Columned entrance porch, 8/8 wood sash windows, hip roof. Constructed at some point between 1884 and 1890 for Francis A. Peters, president of the Webster National Bank.

12. 50 Atherton St. 1895-1896 (JP 21)

Qualifies as well detailed example of a Queen Anne-Colonial Revival 2-family house. Built for Boston insurance and real estate agent Roswell S. Barrows. Designed by John P. Campbell, architect of numerous late 19th century Jamaica Plain multi family residences.

13. 276 Amory St. 1896 (JP 502)

Eligible as handsome, unusual example of Adamesque Revival architecture. Said to have been built to house a German Club. Pedimented and pilastered main facade features panels with delicately carved images of musical instruments. In 1918 it became the headquarters of the Jamaica Plain Neighborhood Association House which was dedicated "to the education and improvement of the working people of the community".

14. 509 Centre. ca. 1880's. (JP 57)

Considered eligible as an intact example of a large frame Queen Anne residence, important for its association with the Curtis family, who owned and operated a farming enterprise in Jamaica Plain. Members of the Curtis family owned property and lived in Jamaica Plain from the early 18th century into the 20th century. The Curtis produce stand was in operation at Fanueil and later Quincy Markets for over a century. This 1880's house apparently surrounds one from the previous century.

15. 991 Centre. (JP 62) and;

16. 1011 Centre. (JP 63)

Two wood-frame, Federal style hipped roof dwellings, which qualify as rare examples of this architectural period. These two houses and substantial amounts of land around were acquired by Boston merchant John J. Dixwell in the mid-19th century. Henry Lowder, a Roxbury victualler, sold his 11 acre farm which included a dwelling house to Dixwell in 1849. During the 18th century, John Lowder had lived here. Either or both of the houses may date from the 18th century.

17. 1085 Centre. ca. late 18th century. (JP 65)

Qualifies as a rare surviving Federal style frame house (with Greek Revival and Mansard alterations), which appears to pre-date 1796, when Gulliver Winchester acquired a farm here. Later, Jabez Lewis and William Winchester jointly owned this house with a 62 acres farm (see also 1090 Centre).

18. 1090 Centre. ca. late 1820's. (JP 56)

Considered eligible as an intact example of a late Federal style woodframe residence. This land was part of an approximately 62 acre farm held in common by Jabez Lewis and William Winchester (both Roxbury victuallers) from 1806 to 1822 (see also 1085 Centre). Lewis became sole

owner of about 2 acres, a slaughter house, and other buildings here in 1822.

19. 28-30 Lakeville Rd. ca. 1842-1845 (JP 157a)

Qualifies as a good example of Italianate style frame residential architecture, built by Roxbury housewright Charles R. Draper and purchased in 1845 by Franklin Greene, Jr., a Roxbury merchant who later became president of Prescott Insurance Co.

20. 63 May St. (JP 166)

Considered eligible as a frame Italianate style house (with some alterations), important for its historical association with the May family, early and prominent residents of Jamaica Plain. Their connection with this area extended from the late 18th into the 20th century.

21. 180 Moss Hill. ca. 1855-1874. (JP 171)

Qualifies as a substantially intact frame Italianate style residence. Sited on Moss Hill, this structure was built on land purchased by Mrs. Mary Nichols (over 6 acre) in 1855 from John J. Dixwell's properties. With its large lot and wooded area to the east, the house provides evidence of Moss Hill's 19th century appearance as the site of large estates.

22. 22 Orchard By 1874. (JP 181)

Qualifies as a substantial, attractive frame Mansard Style residence, having a high degree of intactness.

23. 45 Orchard. By 1872. (JP 182)

Considered eligible as an intact, well-detailed frame Mansard Style house. It had become the home of Frank W. Reynolds in 1872, when Reynolds purchased it from Benjamin F. and Adeline Wing. She had inherited the land from her father, George Hallet, who had a large estate with house on Centre St.

24. 57 Orchard. ca. 1859-1874. (JP 183).

Qualifies as a good example of a frame Italianate house of the side-gable, 3-bay front facade type. Original owners of the house were Adeline & Benjamin F. Wing, who sold the house in 1874 to Isabella D. Rogers. The land had been part of the George Hallet estate (father of Adeline Wing).

25. 96 Rockwood. ca. late 1850's-early 1870's. (JP 227)

Considered eligible as a substantial, intact stone Victorian Gothic country house. The residence was built for Boston merchant Abel Adams and became the home of lawyer Richard S. Stearns by 1890. Of particular note are the extensive, wooded grounds which still surround the house.

26. 32 Woodland. ca. 1890's. Edmund M. Wheelwright, architect. (JP 268)

Qualifies as a distinguished example of Shingle Style residential design, by a prominent Boston architect. The land had been part of the huge Jonathan Ingersoll Bowditch estate by the 1870's, and by the late 1890's this property (including the house) were owned by Alfred Bowditch.

27. 701-705 Centre. 1888. George A. Cahill, architect. (JP 400)

Qualifies as a distinguished Romanesque Revival brick and brownstone commercial building. The structure was built for William F. Fallon, a fish and oyster dealer, and the corner store was leased upon completion to Charles B. Rogers and Linville H. Smith's apothecary business. Smith was later owner of the building.

28. Washington Street Elevated, South of Dudley Station. 1905-12. (JP),
(Determined eligible for listing).

The Washington Street Elevated south of Dudley Station including the stations of Green, Egleston, and Forrest Hills is significant as part of that entire elevated system and as a distinct and separately designed engineering complex. The entire system, built within a span of 13 years, is one of the most complete examples of a disappearing style of transit architecture and engineering extant. Only two or three elevateds remain in the United States. Though simpler in design and construction than the portion north of Dudley, this portion illustrates an important evolution in engineering to serve a continuing function. Additionally the stations reflect the influence of important architects including Alexander Wadsworth Longfellow and Robert Peabody.

Further Study

1. Home for Aged Couples. (now Elizabeth Carlton Home for the Elderly) 1910. John A. Fox, architect (JP 509)

Architecturally notable brick and limestone institutional building retaining much of its original appearance and remaining a distinguished example of large scale Jacobethan style design. Additional research is required to learn more about the history and significance of the Home for Aged Couples and to collect biographical material on Dr. Elizabeth Carlton.

2. 38 Spring Park Avenue, corner Adelaide. 1893/4. James Murray, architect (JP 255)

Substantial 1890's house impressively sited and displaying full-blown Colonial Revival stylistic features including classically detailed bowed wrap-around porch. Additional research is needed on the house's designer, Roslindale architect James Murray, on T. Burton Kinraid, the original owner and occupant of the building, and on Kinraid's Spring Park Laboratory, an electrical workshop that was housed at 38 Spring Park Avenue into the 1920's.

3. 20 Robinwood Avenue. By 1850. (JP 222)

A squarish plan central entry 3 by 3 bay high-style Greek Revival house apparently built for Boston merchant Kilby Page and closely resembling Roxbury's Guild House formerly at 2595 Washington Street, now demolished. 20

Jamaica Plain





Jamaica Pond

History

Like other neighborhoods in modern Boston, Jamaica Plain was once part of a separate town later annexed to the City and developed in accordance with the City's needs and the area's resources.

Originally a part of the Town of Roxbury, and then West Roxbury, Jamaica Plain was an area of fertile farmland supplying Boston with much of its fruit and produce. It was the extension of water from Jamaica Pond to Fort Hill through an aquaduct system in the late 1700s which originally attracted industry to the area. Later came railroads along Washington Street and trolley tracks along Centre Street, bringing diversity and change to the neighborhood. Although the streets established by the area's original settlers still exist, many of the grand estates built during and after the agrarian years were subdivided to provide one-, two-, and three-family homes.

Despite its growth as a residential area, Jamaica Plain has retained much of the open space for which it is still famous. This is due mainly to the creation of Boston's Emerald Necklace park system, of which Jamaica Pond, Olmsted Park, and the Riverway are a part.

The Neighborhood

Housing

Jamaica Plain is primarily a residential neighborhood, with a housing stock which is a sampler of all that Boston offers. In the years after World War II, the City built three major subsidized housing developments in or on the border of Mission Hill, the northern section of the neighborhood. With the addition of another

major housing development in the 1970s, Mission Hill was second to the South End in the most number of subsidized units in a neighborhood. Overall, three out of every four housing units in Jamaica Plain are renter-occupied. Including condominiums, every fourth unit is owner-occupied.

Demographics

Although the neighborhood lost over 18,000 in population from 1950 to 1980 due to declining household size, it has recently stabilized and even regained some population. With 46 percent of the population under 25 years (23 percent under 14 years), Jamaica Plain is one of Boston's primary child raising neighborhoods, along with Mattapan and South Dorchester. According to projections, the youthfulness of the present population will continue at least through the next decade, as young families continue to be attracted to the area. This is an important factor in the determination and planning of outdoor recreation facilities.

Jamaica Plain is one of the most ethnically and racially diverse neighborhoods in the City, with a population mix similar to the South End or North Dorchester. In addition to representation from other ethnic groups, Jamaica Plain has the largest hispanic community in Boston.

Open Space

Jamaica Plain has a great number of diverse recreational resources including: the Emerald Necklace (Muddy River to Jamaica Pond section); the Arnold Arboretum; the newly established Southwest Corridor Linear Park; and Franklin Park to the southeast in Roxbury. If well maintained, most areas can be adequately served by existing facilities. The only area of Jamaica Plain with somewhat limited resources is Mission Hill, the densely developed far northern section of the neighborhood near Huntington Avenue.

In Jamaica Plain there are: 14 City-owned parks and playgrounds; two City-owned parkways; the Arnold Arboretum; the Southwest Corridor (tot lots, basketball courts, street hockey courts, tennis courts, and bike paths); two MDC playgrounds; five park-like squares; seven public school playgrounds; three community schools; three recreation centers; 17 urban wild sites; and six community gardens.

Parks and Playgrounds

Most of the parks and playgrounds in Jamaica Plain are in fair condition except for some of the playgrounds in Mission Hill which are in poor condition. All of the neighborhood's parks suffer from insufficient maintenance and some vandalism.

There is an abundance of passive green space in the neighborhood when the large tracts mentioned earlier are combined with the area's wealth of urban wilds, but this is a neighborhood of young people with diverse cultural and socio-economic backgrounds who need space planned for active use.

The recently completed Southwest Corridor 52-acre Linear Park offers a variety of open space benefits: 20 tot lots; four basketball courts; four street hockey courts; and 16 tennis courts. This park, which stretches from the South End to Forest Hills, runs along Jamaica Plain's eastern edge on Columbus Avenue and Washington Street. These game courts and tot lots are distributed throughout the park system, sometimes replacing existing MDC facilities, and in other areas providing the community with new facilities close to home. The MDC seems to have abandoned an old playground on the corner of Green and Lamartine streets and built a new facility right next to it, closer to the corridor. Like the old adjacent facility, the new Johnson Playground has a basketball court and a play area. The abandoned site is an eyesore. Since it is closer to the neighborhood, this space should be recovered and used to satisfy other public open space needs.

The already derelict appearance of playgrounds and the presence of high fences, walls, and hidden corners in certain parks encourage and facilitate vandalism in this neighborhood. Area parks which have suffered the most from vandals include Brewer-Burroughs, Gibbons, Mission Hill, Murphy, and Rossmore-Stedman playgrounds, and the South Street Mall. Teens gather there after dark to drink, often damaging park facilities, leaving graffiti and broken glass.

It is important to note that the presence of basketball courts, shelters, and sitting areas contributes less to the problem of vandalism than the overall design of the site itself. For example, the tot lot and seating area at the Brewer-Burroughs Street Play Area are used extensively during the day by children from the nearby ABCD Headstart center. If vandal-resistant lights were installed at this playground and shrubs were pruned to reduce dark hidden areas, those who frequent the park at night would be exposed to observation from the street. This would help to deter vandalism and to encourage the community to recover under-utilized spaces not only at Brewer-Burroughs but at South Street Mall and Rossmore-Stedman play areas as well.

Mission Hill and Murphy Playgrounds require lighting in specific areas (along retaining walls, paths and park entrances) to reduce vandalism and street crime.

Poorly designed entrance and access points contribute to under utilization or misuse of parks. For example, at Jefferson Playground the entrance is hidden from many nearby residents because of the lack of signage and the isolation of the site. Tucked away in a residential area on the site of an old quarry behind the Hennigan School, this playground is a wasted community resource. As originally designed in 1924, there were to be entrances on Crawford and Heath Streets, but with development and neglect these were lost and access is limited now to Grotto

Glen Road. McLaughlin Playground on Parker Hill is another under-utilized community resource. Entrances from Fisher Street are not clearly designated and do not provide an opportunity for potential users to look into the park. The development of a hillside drive would do much to promote both park safety and use.

High rusted chain-link fences and retaining walls discourage casual park use at sites like the Murphy and Mission Hill playgrounds. At Murphy the wall along Verona and Child Streets creates a severe and uninviting facade. A 20-foot high fence along the west edge of Mission Hill Playground, although probably intended to protect the abutting church windows from stray softballs, presents an overly imposing structure. In addition, the excessively fenced pathway from Tremont Street into the park, accentuated by natural rock outcroppings and a retaining wall, gives the appearance of a dead-end alley. Ornamental plantings and alternative varieties of fencing would serve the same purpose of giving the park space definition, without restricting or discouraging use. The planting scheme along the Jamaica Pond path system, with its varying slope and careful arrangement of trees, shrubs, and flowering plants, is a model of balance between the need for visibility into the space and the importance of a distinctive relief in the urban landscape.

Jamaica Plain has more trees than most neighborhoods, due in large part to the presence of the Arboretum, the parkways (Jamaicaway and Arborway), and other Emerald Necklace gems. While area parks and playgrounds generally have some green, Jefferson, Mission Hill, and Bromley-Heath playgrounds remain barren. Strategically planted shade and screen trees would give diversity to the parks' landscape and block park users' views of unsightly or inconsistent land uses. At Jefferson, the trees could replace fencing along Grotto Glen Road and screen views of the nearby school and hospital. At Mission Hill, trees would be an effective screen along the edge by the church, and between the tot lot and seating area near Tremont Street. Residents from Bromley-Heath housing development have managed to recover their playground—once a haven for drug traffickers—as a safe and inviting community play area.

Given the level of intensity of sports play on Jamaica Plain's few ball fields and the variety of sports activities in the area, there is great need for a turf maintenance program. Along with spot re-sodding, reseeding, regular mowing and aeration of fields, a field rotation program should be instituted. This program would include shifting backstops and goal posts or even retiring a field for a year from regular sports play to extend its useful life. The turf conditions are worst at Pine Bank Play Area and Mission Hill Playground.

Maintenance is more difficult at some sites than at others. At Mozart Street a flawed design placed small grass islands in the middle of pedestrian paths, making tree and grass care nearly impossible. At the Gore Street site the wall atop the wooded slope has deteriorated, leaving an accumulation of unsightly

stone and concrete debris. Elsewhere, maintenance may be as simple as the replacement of basketball hoop rims and missing backboards, or the installation and regular emptying of trash barrels.

To be effective, maintenance must be a cooperative effort. One model of a cooperative partnership to care for and nurture a public space is the Beecher Street Play Area. This site is used primarily as a community garden but there is a play area which is maintained by neighborhood residents. Despite difficulties with dilapidated play equipment and some of the trees, this community has adopted the space as its own and invested a lot of time and hard work to maintain this valuable facility.

Jamaica Plain is a neighborhood of young people and its playgrounds and tot lots are very popular. Institutions such as the Tobin School, Kennedy School, Roosevelt School, the ABCD Headstart Program, and the Agassiz Community School rely on these playgrounds as extensions of their classrooms. Jamaica Plain's playgrounds are generally in fair to poor condition. Often the subject of vandalism and poor maintenance, the sand is in need of screening or replacement, and the play equipment is broken or deteriorated.

At Jamaica Plain's older facilities, needed improvements range from simple adjustments to substantial reconstructions. At Beecher Street Play Area, a soft surface should be installed under the play equipment. At the Brewer-Burroughs Tot Lot, a tire swing and missing climbing pegs should be replaced. More substantial improvements include the complete rebuilding and possible relocation of the tot lot at Jefferson Playground, and the removal of paved surface at Mozart and Rossmore-Stedman playgrounds.

The replacement of tot lots, play structures and surfaces is included in the scope of work scheduled for Jefferson and McLaughlin playgrounds. Continued attention to the location, needs, design, and condition of play equipment for children under ten years will be a long-term planning requirement.

Activities sponsored by Community Schools, civic groups, and other recreation centers expand the function of the space and number of interested users who may help to maintain the area. As a part of the Park Department's pilot summer staff program, McLaughlin Playground will have a full-time recreation staff providing arts and sports instruction.

Programming, such as the outdoor theater and concerts at Pine Bank, has helped to both entertain and educate the public to the beauty and value of the Emerald Necklace. Community sponsored programming could be an important part of the recovery of the South Street Mall as a multi-purpose park or playground.

Indoor Recreation Facilities

Jamaica Plain's indoor recreation facilities include three Community Schools (Agassiz, Hennigan, and Jamaica Plain School), and three recreation centers (Curtis Hall, R.J. Kelly Skating Rink, and the Mission Hill Extension Center), which are reasonably well distributed throughout the neighborhood. These facilities offer a variety of educational, social, and recreational programs including day care, swimming, and senior services.

Passive Spaces

Jamaica Plain has an abundance of passive spaces including: the Emerald Necklace; the Arnold Arboretum; the Southwest Corridor; five small squares; 17 urban wilds; and six urban gardens. This represents a total of approximately 640 acres of green space, a large part of which is dedicated to the quiet, non-sports related enjoyment of visitors and passersby.

Originally constructed over a hundred years ago as a major step in the establishment of a citywide park system, much of the Emerald Necklace (Arboretum, Jamaica Pond, Jamaicaway, Olmsted Park, and part of the Riverway) is located in Jamaica Plain. This is a regional resource, but also a neighborhood park. Changes in traffic patterns, residential development, and recreation trends have altered the Olmsted landscape as originally conceived. The City's current master planning process is examining the condition and use of these parks.

The Arboretum is located in Jamaica Plain but used by residents from many neighborhoods. As a permanent sanctuary for trees and plants, it is a well maintained park with miles of formal paths intended for scenic enjoyment.

Access to the Necklace and Arboretum has been a problem because of the limited parking available and difficulty of crossing the Jamaicaway and Arborway on foot. Travel to these sites must be considered as part of the master planning process. Other steps to the recovery of the Necklace will include improvements to the path systems, park equipment, lighting, horticultural scheme, and the operation of water flow to and from the connecting ponds.

Pine Bank is a historic structure overlooking Jamaica Pond which is presently in a state of serious disrepair. The City currently is conducting a feasibility study to determine the soundness of the existing structure and identify issues regarding the reuse of the facility for community purposes.

Of the 52 acres in the new Southwest Corridor parkland, over 30 are in Jamaica Plain. Punctuated with tot lots and rest areas, the space functions primarily as a green buffer zone reducing the harshness of the surrounding urban landscape. The MDC has been very thorough in their planting system, and the circulation system (pedestrian and bicycle paths) is well designed to facilitate travel along the

corridor and surveillance into the parkway. At the same time, the increase in traffic along Lawndale Terrace, Lamartine, Amory, Everett and Call streets has created access problems which should be addressed.

Jamaica Plain has several urban wild sites, most of which are privately owned. The neighborhood's 160 acres of woodland, meadows, and undevelopable rock slopes constitute an under-appreciated resource which should be preserved.

The urban wilds in Jamaica Plain are suitable for a conservation education or interpretive trails program in which the sites are introduced to the general public through the development of planned trails. The trails would help to engender a greater sense of appreciation for these wild reserves without disturbing the character of the sites.

Jamaica Plain contains a diverse variety of community gardens ranging from the Southwest Corridor Community Farm, with its educational programs and greenhouse, to the bountiful gardens at Bromley-Heath, to the smaller gardens on former vacant lots, and the new garden plots provided by the Southwest Corridor Project.

The new garden plots on the Southwest Corridor have stimulated a demand for community gardening which grows beyond the available space. There are several small lots in both Hyde Square and the area between the Southwest Corridor and Washington Street, some of which are City-owned. These should be examined to determine what land use, including community gardens, is most appropriate for the space. A recent report by the Jamaica Plain Community Planning Coalition, which developed guidelines for the promotion of community gardens in conjunction with residential and commercial development, concluded that the preservation of open space and the development of housing in the neighborhood are not in conflict.

Goals and Objectives

Jamaica Plain is a unique area, diverse in topography, housing, population, and open space. Future objectives for the improvements of the area's open space include maintenance and security, capital improvements, programming, and acquisition.

Maintenance and Security

Improve tot lots and play areas for small children by removing hazardous equipment and unnecessary pavement. The Mozart, Mission Hill, Beecher Street, and Pine Bank play areas are priorities.

Institute a turf maintenance program to repair and revitalize sports fields at Pine Bank, Daisy Field (Olmsted Park), and Mission Hill Playground.

Improve lighting and enhance street views into parks and playgrounds to curb the vandalism which has plagued Gibbons, Brewer-Burroughs, Murphy, and Rossmore-Stedman play areas.

Remove unnecessary barriers to entrances at parks and playgrounds including a redesign of the entrances at Jefferson and McLaughlin playgrounds; and the redesign of Murphy Playground's uninviting entrance. This includes making all public parks and playgrounds accessible to the physically impaired.

Continue to encourage community participation in the maintenance and management of neighborhood open space. Using the Beecher Street Park Partners Program as a local model, support community efforts to recover and maintain open space.

Institute a program of regular tree care, pruning and removing dead or damaged limbs especially along the Jamaica Plain portion of the Emerald Necklace, and in playgrounds such as Beecher Street.

Capital Improvements

The redesign and replacement of tot lots and play equipment should be the focus of capital improvements, given the substantial percentage of the population under 14 years and the heavy use and deteriorating condition of the neighborhood play areas. Among those requiring attention are the play areas at Beecher Street, Brewer-Burroughs, Mission Hill, Mozart Street, and in the South Street housing development.

Install vehicle barrier gates or bollards at the entrance points to playgrounds such as Jefferson and Mission Hill to abate the damage caused by unauthorized vehicles invading and damaging park turf and equipment.

Remove unnecessary pavement and replace it with sand, grass or other suitable soft surfaces at Rossmore-Stedman and South Street Mall.

Repair retaining walls (Murphy) and roadways (McLaughlin), and plant tree or hedge screens at Jefferson and Mission Hill playgrounds to improve the appearance of parks and playgrounds.

Programming

Encourage the establishment of more Park Partners to share the maintenance and management responsibilities for public spaces. Target spaces which are currently under-utilized, such as the South Street Mall.

Encourage the extension of classroom and institutional programs to the parks, gardens, and urban wilds. Sites which are ideal for educational or interpretive programs include: McLaughlin, Pine Bank, Olmsted Park, Murphy (Agassiz School), Mission Hill (Tobin School) playgrounds, and urban wilds such as Hellenic Hill and Nazareth.

Acquisition

Investigate the reason for the apparent abandonment of the former site of Johnson Playground and consider recovery of the site for community use.

Determine the best location of easements to create new entrances to Jefferson and Mission Hill playgrounds.

Work with community groups to determine the best site for the development of additional community gardens in the housing developments in the Washington Street and Hyde Square areas.

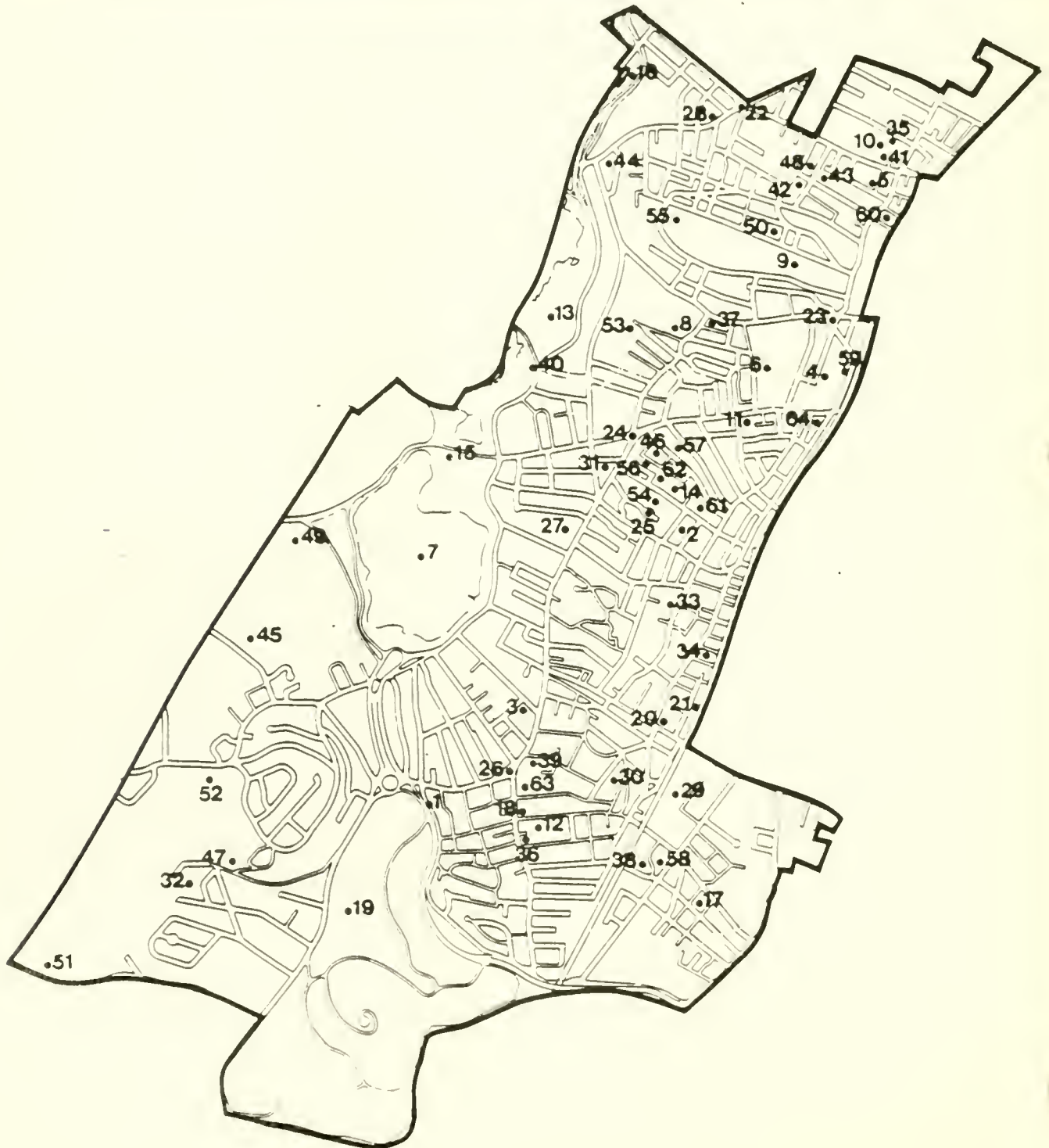
Consider alternative land use controls such as outright purchase, cooperative agreement, or establishment of an open space zone to institute conservation restrictions on many of the area's urban wild sites.

Map of Neighborhood's Open Space	IX
Map Key	IX-1
Inventory	IX-2
Selected Site Descriptions	IX-7



Neighborhood: Jamaica Plain

Map of Neighborhood's Open Space



Neighborhood: Jamaica Plain

Map Key

Parks/Playgrounds

- | | |
|----|---------------------------|
| 1 | Arborway |
| 2 | Beecher Street Play Area |
| 3 | Brewer/Burroughs Tot Lot |
| 4 | Bromley-Heath Play-ground |
| 5 | Gibbons Playground |
| 6 | Horan Way Play Area |
| 7 | Jamaica Pond |
| 8 | Jefferson Playground |
| 9 | McLaughlin Playground |
| 10 | Mission Hill Playground |
| 11 | Mozart Street Playground |
| 12 | Murphy Playground |
| 13 | Olmsted Park |
| 14 | Paul Gore Street |
| 15 | Pinebank Play Area |
| 16 | Riverway |
| 17 | Rossmore/Stedman Park |
| 18 | South Street Mall |

Parks (other jurisdictions)

- | | |
|----|-------------------------|
| 19 | Arnold Arboretum |
| 20 | Johnson Playground |
| 21 | Southwest Corridor Park |

Squares & Malls

- | | |
|----|--------------------|
| 22 | Hanlon Square |
| 23 | Heath Square |
| 24 | Mahoney Square |
| 25 | Oakview Terrace |
| 26 | Soldiers' Monument |

School Playgrounds

- | | |
|----|----------|
| 27 | Curley |
| 28 | Farragut |

- | | |
|----|---------------------------|
| 29 | Fuller |
| 30 | Jamaica Plain High School |
| 31 | Kennedy |
| 32 | Manning |
| 33 | Mendell |
| 34 | Roosevelt |
| 35 | Tobin |

Community Schools

- | | |
|----|--------------------------------|
| 36 | Agassiz Community School |
| 37 | Hennigan Community School |
| 38 | Jamaica Plain Community School |

Recreation Centers

- | | |
|----|-------------------------------------|
| 39 | Curtis Hall |
| 40 | R.J. Kelley Rink |
| 41 | Mission Extension Recreation Center |

Urban Wilds

- | | |
|----|-----------------------|
| 42 | Allegheny Street I |
| 43 | Allegheny Street II |
| 44 | "Back of the Hill" |
| 45 | Chapman |
| 46 | Cranston Street |
| 47 | Daughters of St. Paul |
| 48 | Harvard Quarry |
| 49 | Hellenic Hill |
| 50 | Judge Street |
| 51 | Lawrence Farm |
| 52 | Nazareth |
| 53 | Nira Avenue Rock |
| 54 | Oakview Terrace |

- | | |
|----|-------------------|
| 55 | Parker Hilltop |
| 56 | Rock Hill |
| 57 | Sheridan Hillside |
| 58 | Williams Street |

Urban Gardens

- | | |
|----|-----------------------------------|
| 59 | Bromley - Heath |
| 60 | Mission Community Garden |
| 61 | Paul Gore/Beecher Street |
| 62 | #60 Paul Gore Street Garden |
| 63 | South Street BHA Gardens |
| 64 | Southwest Corridor Community Farm |

Neighborhood: Jamaica Plain

Inventory

OS Map #	Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities (For legend see pages 21 to 23)
Parks						
1	Arborway	Prince St. to Franklin Park	17.39	S-3	Parks	Passive green space; (traffic median)
2	Beecher Street Play Area	Beecher, Gore, & St. Peters Streets	0.18	R-8	Parks	Undeveloped parkland; community gardens; BBQ;b-2;tb
3	Brewer/Burroughs Tot Lot	Brewer & Burroughs Streets	0.97	R-5	Parks	b-9;PA;tr-1;sb;timb;sl;sw
4	Bromley-Heath Playground	Larmartine Street btwn Centre & Heath Streets	*	R-8	BHA	*
5	Gibbons Playground	Sewall Street & Dell Avenue	0.1	L-1	Parks	sl;b-5;timb
6	Horan Way Play Area	Horan Way	0.4	R-8	BHA	PA;sw;sl
7	Jamaica Pond	Jamaicaway, Prince, & Perkins Sts.	*	S-3	Parks	Passive green space;paved paths;M-2;L*;f;b-49
8	Jefferson Playground	Heath, Crawford, & Floyd Streets	1.1	R-8	Parks	BBF;sw;sl;BBC-2; PA; L*;b-2;tb-2
9	McLaughlin Playground	Parker Hill & Fisher Avenues	11.54	R-8	Parks	SBF;LLF-2;BBC-2;L*; sl;timb;bar;b-8;df-1;bl;scr;clb
10	Mission Hill Playground	Tremont & Smith Streets	2.75	H-1	Parks	LLF;PA;tr-2;timb;bar; b-33;df;tb-7;bl-2;clb;bar
11	Mozart Street Playground	Centre & Mozart Streets	0.81	R-8	Parks	PA;L*;BBC;HB;b-17;df; tr-10;bl;sw;sl;clb;bar
12	Murphy Playground	Carolina Avenue & South Street	3.17	L-1	Parks	BBF;SBF;LLF;BBC-2; L*;b-25;tb-2;tr-3;bl
13	Olmsted Park	Jamaicaway & Chestnut Street	180	S-3	Parks	BBF;L*
14	Paul Gore Street	Paul Gore Street & Paul Gore Terr.	0.74	R-8	Parks	Undeveloped parkland; community gardens;b-2;tb

Neighborhood: Jamaica Plain

OS Map #	Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities
15	Pinebank Play Area	Jamaicaway & Willow Pond Road	*	S-3	Parks	SBF-2;L*;b-2;bl-2;df;tr-3
16	Riverway	Brookline Avenue to Huntington Avenue	28.22	H-1	Parks	Paved path;passive green space;L*;b-28
17	Rossmore/Stedman Park	Rossmore & Stedman Streets	0.08	R-8	Parks	b-4;tb;tr
18	South Street Mall	South Street & Carolina Avenue	0.44	L-1	Parks	TC-2;L*;b-15;df-1;tb-2; tr;timb;sl

Parks (other jurisdictions)

19	Arnold Arboretum	Centre St. & Arborway Ave.	265	S-3	Parks/ Harvard	Horticultural Center; nature walks
20	Johnson Playground	Green & Lamartine Streets	1.5	L-1	MDC	BBC;SHC;TC-20
21	Southwest Corridor Park	Jamaica Plain, Roxbury, & S. End	52	-	MBTA/ MDC	Tot Lots-20;BBC;SHC; TC-16;Bikepaths-5.7 miles;Comm. gardens-10 acres(95 plots)

Squares & Malls

22	Hanlon Square	Huntington Avenue, Tremont & Francis Sts.	0.04	B-1	Parks	M;L*;b-6;tr-1;flg;df
23	Heath Square	Old Heath, New Heath & Parker Street Sts.	0.06	R-8	Parks	Green space;traffic divider
24	Mahoney Square	Centre & Perkins Streets	0.07	R-5	Parks	L*;M;flg
25	Oakview Terrace	Off 424 Centre Street & Oakview Terrace	0.12	R-8	Parks	Rock outcropping; passive green space
26	Soldiers' Monument	South & Centre Streets	0.13	R-8	Parks	M-2;L*;flg;green space

Neighborhood: Jamaica Plain

OS Map #	Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities
School Playgrounds						
27	Curley	Pershing Rd. & Centre Street	3.04	L-5	Schools	(K-5);(G);paved playground
28	Farragut	10 Fenwood Road	0.36	H-1	Schools	(K-5);paved playground
29	Fuller	25 Glen Road	0.44	R-8	Schools	(K-5);paved playground
30	Jamaica Plain High School	Brwn. Elm & Andrew Streets	5.21	R-5	Schools	(9-12);(G);passive green space;practice field
31	Kennedy	Bolster & Mozart Sta.	1.09	R-8	Schools	(K-5);partially paved playground
32	Manning	Louders Lane & Cabin Road	1.6	S-3	Schools	(K-5);paved playground;BBC
33	Mendell	164 School Street	0.56	R-8	Schools	(K-5);partially paved playground
34	Roosevelt	61 School & Dixwell Streets	1.06	R-8	Schools	(6-8);partially paved playground
35	Tobin	40 Smith Street	0.38	H-1	Schools	(K-5);partially paved playground
Community Schools						
36	Agassiz Community School	20 Child Street	1.43	L-1	Schools/ Comm. Schools	(Counseling;Day Care; Senior Center;Education; Gym)
37	Hennigan Community School	200 Heath St. & Day St.	3.52	R-8	Schools/ Comm. Schools	(Counseling;Day Care; Education;Open Gym; BBC;Pool)
38	Jamaica Plain Community School	Williams Street	0.6	R-8	Schools/ Comm. Schools	(Day Care;Education; Open Gym;BBC)

Neighborhood: Jamaica Plain

OS Map #	Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities
Recreation Centers						
39	Curtis Hall	20 South & Sedgwick Streets	N/A	R-8	Real Prop/ Comm. Schools	(Senior Center;Day Care; BBC;Pool;Gym)
40	R.J. Kelley Rink	Jamaica Way & Willow Pond Road	N/A	S-3	MDC	Skating;hockey rink
41	Mission Extension Recreation Center	68 Annunciation Road, Prentiss, & Parker Sts.	N/A	H-1	BHA/ Comm. Schools	(Open Gym;BBC;Day Care)
Urban Wilds						
42	Alleghany Street I	Alleghany, Alphonsus, & Pontiac Sts.	0.2	H-2	Private	Passive green space;rock outcropping
43	Alleghany Street II	Alleghany & Pontiac Sts., & Delle Ave.	0.97	H-2	Private	Woodland;rock outcropping
44	"Back of the Hill"	Colburn St.	8.0	L-1/ H-2	Private	Passive green space; sloping fields
45	Chapman	61-65 Rockwood St.	12.3	S-3	Private	Woodland
46	Cranston Street	Opposite 3 Cranston St.	0.2	R-8	City	Sloped hillside;passive green space
47	Daughters of St. Paul	Moss Hill Rd. & Louders Lane	11.62	S-3	Private	Pond;hillside
48	Harvard Quarry	St. Alphonsus & Alleghany Sts.	6.59	L-1/ H-2	Private	Passive green space;rock outcropping
49	Hellenic Hill	Perkins & Prince Sts.	35.6	S-3	Private	Hill;woodland;meadow; wildlife habitat
50	Judge Street	Calumet & Judge Sts., & Parker Hill Ave.	0.44	R-8	Private	Sloping meadow
51	Lawrence Farm	Allandale St.	25.88	S-3	Private	Woodland;meadow

Neighborhood: Jamaica Plain

OS Map #	Name	Location (X Streets)	Acres	Zoning	Ownership	Facilities
52	Nazareth	Pond St. & Louders Lane	39.85	S-3	Private	Waterbody; woodland; FBF;BBF;BBC
53	Nira Avenue Rock	Nira & Arcola Aves. (off Day St.)	1.5	R-8	City/Private	Rock outcropping; passive green space
54	Oakview Terrace	Oakview Terrace off Centre St.	0.37	R-8	Private	Rock outcropping; woodland
55	Parker Hilltop	Parker Hill Ave.	4	H-2	Private	Passive green space on a hill
56	Rock Hill	Rock Hill Rd. (behind 17-31 Cranston St.)	0.5	R-8	Private	Rock outcroppings; woodland
57	Sheridan Hillside	52-56 Sheridan St.	0.23	R-8	City/Private	Grassy fields; woodland
58	Williams Street	Williams St.	9.3	R-8	Private	Woodland

Urban Gardens

59	Bromley - Heath	Throughout Bromley - Heath Hsg. Dev.	*	R-8	BHA	Flower and vegetable gardens
60	Mission Community Garden	10,12,14,16 Oscar Street	*	H-1	BNAF/ City	Flower and vegetable gardens
61	Paul Gore/Beecher Street	Paul Gore & Beecher Streets	0.46	R-8	BNAF	PA;b;f;flowers;fruit trees; timb;sw;sl;tb
62	Paul Gore Street Garden	60 Paul Gore Street	0.26	R-8	City	f;b-2;tb;flowers
63	South Street BHA Gardens	South Street (Near Monument)	*	R-8	BHA	Flower and vegetable gardens
64	Southwest Corridor Community Farm	55 Lamartine Street (Near Centre Street)	1.1	M-1	MBTA	Greenhouse;fruit trees; flowers;f;b

Neighborhood: Jamaica Plain

Site Name: Beecher Street Play Area

Location: Beecher, Gore and St. Peter Streets

Acreage: 0.18 A

Site Type: Playlot/Community Gardens

Site Description:

Beecher Street Play Area is a rectangular parcel with community gardens, a sitting and playground area, and an open grassy area. It abuts residences on two sides and Beecher and St. Peter Streets on the other two sides. The nearby land uses are residential. It is entirely enclosed by chain-link fencing except for several sections of wooden picket fencing. The sitting area has a barbeque, picnic table, benches and a play structure. Several large trees are located along the edges of the site.

Condition Assessments:

The standard park-built elements are in good condition with the exception of the fence, which is in fair condition. The play structure is in good condition. The trees are also in good condition.

Major Site Issues:

Beecher Street Play Area is in good condition overall, and its community-built entrance sign and park furniture give it the inviting appearance of a park that is cared for by the neighborhood.

The small sitting area can use improvement. At present, the benches and table appear somewhat arbitrarily placed in relation to one another. The inclusion of more furniture placed in such a way as to facilitate gathering and socializing would enhance this area's use. The slide of the play structure terminates at a rock and would best be re-aligned. Soft surfacing material should be added under the entire play structure.

If it is determined that the best use for the majority of this site is gardening, several trees blocking sun and competing with garden plants should be removed.

Neighborhood: Jamaica Plain

Site Name: Brewer/Burroughs Tot Lot

Location: Brewer and Burroughs Streets

Acreage: 0.2 A

Site Type: Playlot

Site Description:

Brewer/Burroughs Tot Lot is a small trapezoidal play area designed for use by children from toddler to kindergarten age. It is bounded on two sides by Brewer and Burroughs Streets and entirely enclosed with fencing—steel picket, wood stockade and chain-link. Evergreen trees and some shrubs are planted along the outside of the interior perimeter walk. Two small bosques of linden trees are planted at two corners of the triangular sand-surfaced play area. There are wood and metal play structures in the park.

Condition Assessments:

The standard park-built elements are all in good condition. The play surface and edging are also in good condition. The play equipment needs repair and replacement of missing parts, such as a tire swing and pegs for climbing.

Major Site Issues:

The overall design of Brewer/Burroughs Tot Lot is attractive and inviting. It is well laid out, with circulation and seating at the periphery, play equipment at the center and vegetation at the edges.

A problem for the park is that dogs are allowed to use this enclosed space and the result of their waste is a detraction from the park's pleasantness. Teenage drinking is reportedly also a problem.

A Russian olive tree planting along the edge of the park is not a good choice because the tree grows profusely and will require frequent pruning to keep it confined to the somewhat small planting bed. Pruning in general has been inadequate and inappropriately performed in the park.

Neighborhood: Jamaica Plain

Site Name: Gibbons Playground

Location: Sewall Street and Delle Avenue

Acreage: 0.1 A

Site Type: Playlot

Site Description:

Gibbons Playground is a small rectangular sloping parcel of land on the corner of Sewall Street and Delle Avenue. A stone retaining wall with steps forms a park edge along one-half of the length of Sewall Street, which slopes very steeply to the north. A small sitting area is laid out along Delle Avenue. A second sitting area is located at the northeast edge of the site. A small play area is in the middle of the park. There are many small angular sloping areas throughout the site that are heavily planted. A steel picket fence encloses the sitting area at Delle Avenue and edges a ramp to the lower sitting area.

Condition Assessments:

The standard park-built elements are in good condition. The play structure is in fair condition and the edging is in good condition. Its sand surface is poor. The shrubs are in poor condition. The trees are in fair condition. Guy wires were never removed from the trees and have girdled them. The vegetation needs maintenance and in some cases replacement. The lawn is worn and bare in many places from overuse.

Major Site Issues:

A major issue for Gibbons Playground is its spatial organization. The layout of the path and sitting areas is very convoluted, resulting in many hard-to-maintain corners which have been filled with shrubs. These planted areas have not done well because they seem to have been used by children for play. The layout of two sitting areas in such a small space is redundant. Use areas and circulation could have been more simply organized.

There are tree grates which no longer have trees in them. The park's retaining wall needs a railing. Vandalism and lack of adequate maintenance have combined with a complicated spatial design to contribute to the deterioration of the space, particularly of the plants and turf.

Neighborhood: Jamaica Plain

Site Name: Jefferson Playground

Location: Heath, Crawford and Floyd Streets

Acreage: 1.1 A

Site Type: Playground

Site Description:

This irregularly shaped playground is remotely located behind a recently constructed school on former parkland abutting Heath Street. The park has very minimal frontage on Grotto Glen Road, a dead-end street. To the west this park is located below an embankment behind the Veterans Administration Hospital. To the north the park is located behind an old school (redeveloped as condominiums) and the new school. To the east is a high rock outcropping and the school parking lot. The park consists of basketball and tennis courts, a baseball field and a playground. A drive provides access to parking and play areas. There is a fence around two-thirds of the perimeter of the site.

Condition Assessments:

Most of the standard park-built elements are in good condition, with the exception of the fence, which is in poor condition, and a game table which is unusable. The sports field is in fair condition. The surface of the basketball court is in excellent condition, however, only one backboard is usable. A second needs a rim and the third needs a backboard structure. The three trees in the park are in good condition. The playground structures are for the most part in good condition, although they offer little play value. More sand surfacing is needed.

Major Site Issues:

The remote, largely hidden location of this park is a major limitation to its use. The basketball courts and playground are located at the back of the site, making them hard to supervise. Police surveillance requires driving into the park. At present, there are no barriers to block vehicular access onto the playing fields. Vehicles have been driven across the fields and have damaged turf.

The lack of trees makes Jefferson Playground look bleak. The topography and rock outcroppings provide the opportunity to create rich landscape interest with plantings along the edges of the playing fields.

Neighborhood: Jamaica Plain

Site Name: McLaughlin Playground

Location: Parker Hill and Fisher Avenues

Acreage: 11.54 A

Site Type: Playfield

Site Description:

McLaughlin Playground is a large park bordered by Parker Hill Avenue on the north, Fisher Avenue on the south and New England Baptist Hospital on the northwest. The site is divided into four distinct terraces. The two lowest terraces contain Little League and softball fields; a third terrace has basketball courts and a playground. The fourth terrace is being used as a parking lot. A fifth terrace, possibly off-site, is an open overgrown field. All of the recreational facilities are presently under construction. Steep, overgrown and unmaintainable embankments separate these facilities from Fisher Avenue on the south. On the northern edge, across Parker Hill Avenue, the park is bordered by residential land use. Views from this park are magnificent.

Condition Assessments:

The standard park-built elements, the park facilities and the playground are all being renovated. The condition of two very large sets of stairs and a pathway system along the top of the slope are in fair to poor condition. Only six trees on site appear to have been planted and all are in good condition. The remaining plantings appear to be natural plant communities.

Major Site Issues:

This site offers unequalled panoramic vistas to downtown Boston, the harbor islands, Quincy and the Hull Peninsula, Franklin Park, the Arboretum, the Blue Hills and beyond. Therefore, its design should consider the unique citywide significance of this park area as well as needs for neighborhood recreational facilities. The adjacent undeveloped land between New England Baptist Hospital and the park should be considered for purchase if not already owned by the City. The development of a natural landscape park along the steep hillside and at the summit would take great advantage of the natural assets of the site. Development of a vehicular park drive to the summit and along the hillside for supervision purposes should also be considered. At present, visibility into and throughout this site is poor. Such a park drive could serve for pedestrian use and possibly for limited public vehicular passage as well. Height restrictions for development adjacent to the park should be investigated to preserve this extraordinary property.

Neighborhood: Jamaica Plain

Site Name: Mission Hill Playground

Location: Tremont and Smith Streets

Acreage: 2.75 A

Site Type: Playground

Site Description:

Mission Hill Playground is a nearly rectangular park that abuts Tremont Street on the south and Smith Street on the north. A church abuts the park on the west and a library and school on the east. The original sloping site has been regraded into three terraces. The highest area of the site adjacent to Tremont Street is a shaded sitting area with benches and game tables. The surface is mostly paved, with some grassy areas, and is enclosed by an ornate iron fence along Tremont Street and a stone wall along the back of the area. A sloping lawn and stone retaining wall enclose a second, lower terrace which is paved and has a playground and a spray pool. Below the wall is a third level area which has been graded and developed for a softball field. The edge adjacent to the church consists of puddingstone escarpments and high stone retaining walls. To the east is a chain-link fence and an access drive for the school. Nearby land uses are residential and institutional.

Condition Assessments:

Most of the standard park-built elements are in fair to good condition. The grass of the softball outfield is in poor condition. The backstop is in fair condition and the infield is in good condition. Much of the chain-link fencing is in poor condition. The metal playground equipment is in good condition, although it has low play value. The sand play surface is in fair to poor condition because of broken glass. The spray pool does not appear to be operable. The trees are for the most part in good condition but need maintenance. Guy wires need to be removed, and six trees require removal.

Major Site Issues:

The puddingstone outcroppings, stone walls and the stone cathedral adjacent to the park are attractive elements of the park landscape. However, the site appears uninviting, with a great deal of pavement, leftover grassy areas that serve no purpose, and a blocked-off path and stairway that create a dead-end space beyond the playground.

Development of a wider entrance road and coordination of site improvements with the circulation requirements of the school would improve the design and utility of this park.

Neighborhood: Jamaica Plain

Site Name: Mozart Street Playground

Location: Centre and Mozart Streets

Acreage: 0.81 A

Site Type: Playlot

Site Description:

Mozart Street Playground is a small rectangular park at the intersection of Mozart and Centre Streets in the middle of the commercial district of Jamaica Plain. High retaining walls on the parcel's south and east sides have been used to create this level park. The space adjacent to Centre Street has been developed as a sitting area with bosques of trees in bermed grass islands. The two-thirds of the site towards the rear consist of a basketball court, a handball court and a playground.

Condition Assessments:

The walls, sports lighting, and most of the benches and fencing are in good condition. Some of the benches and fencing and the pavement are in fair condition. The basketball court is in fair condition, however needs one new basket rim. The handball court is in good condition although covered with graffiti. The playground is in deteriorated and vandalized condition. Most of the swings are vandalized. The slide, climbers and concrete tubes are in good condition. The sand surface is full of broken glass and needs replacement. The trees are in fair to poor condition and appear to be subject to vandalism.

Major Site Issues:

There are a number of elements in the design of Mozart Street Playground that create use and maintenance problems. The configuration of space has resulted in grassy areas that are difficult to maintain because of their small size. Several of the grassy areas are located in the path of pedestrian movement into the park. This traffic compacts the soil and damages the grass. At the same time, expanses of adjacent pavement seem unnecessarily large. Sections of iron fencing are missing, and replacement of them would control access and protect plantings and grass strips from being trampled.

This park suffers from a high degree of vandalism. This, in conjunction with the lack of maintenance and design problems, has resulted in a very deteriorated park.

Neighborhood: Jamaica Plain

Site Name: Murphy Playground

Location: Carolina Avenue and South Street

Acreage: 3.17 A

Site Type: Playground

Site Description:

Murphy Playground is a small area of playing fields located to the east of and below the Agassiz School. It appears from original park plans that the school was constructed on the upper half of the original park. At present, the park lies at the foot of a 15-foot embankment below the school. Here a baseball and informal softball field were created by constructing high retaining walls along Verona and Child streets. Carolina Street abuts the park at grade along its north edge. A pedestrian pathway with benches shaded by a linear planting of yellowwood trees runs along the street edges of the park. A 16-foot chain-link fence encloses the playing fields to the inside of this pathway. Residential and institutional land uses surround the site.

Condition Assessments:

The standard park-built elements vary considerably in condition. The walls, stairs, and sports lighting are in good condition, as are half the benches. The pavement and the remaining benches are in fair condition. The lights are vandalized and unusable. The bleachers are in poor condition. The playing fields are in fair condition with some areas having settled unevenly. The basketball courts are vandalized and unusable. The yellowwood planting is in poor condition. The trees are vandalized and very poorly maintained.

Major Site Issues:

Murphy Playground, with its high retaining walls along Verona and Child Streets, offers a harsh and uninviting view to people approaching the park from downhill. This corner entrance into the park could have been designed in such a way as to allow better visual access. The layout of the park is good, with sports facilities oriented to school use and with circulation and seating around the park's perimeter.

The tree planting along Carolina Street is too close to the fence. If a continuous strip of paving around these trees was cut away, the additional porous surface would assist root respiration, water intake and growth.

Neighborhood: Jamaica Plain

Site Name: Paul Gore Street

Location: Paul Gore Street and Paul Gore Terrace

Acreage: 0.74 A

Site Type: Undeveloped Lot/Community Gardens

Site Description:

Paul Gore Street is a roughly rectangular area with frontage on Paul Gore Street and a small panhandle of land reaching northeast to Paul Gore Terrace. It abuts residences to the east and west. The site consists of two areas, a relatively level area adjacent to Paul Gore Street presently used for community gardens, and a steeply sloping wooded hillside bound by a retaining wall. There is a cobblestone retaining wall along Paul Gore Street and a chain-link fence behind and parallel to the wall and along the east and west edges. Two benches and a picnic table are located in the upper wooded area. A chain-link gate provides access from Paul Gore Street, and a dirt driveway links the site to Paul Gore Terrace.

Condition Assessments:

The two benches and picnic table are in good condition. The wall along the street is for the most part in very good condition, although the stone post to the east of the gate has a few cracks and loose stones. The chain-link fence is in fair condition.

Major Site Issues:

The major constraint on the utility of this site for either gardening or park development is its slope. The slope of the garden area is moderate, the wooded hillside is quite steep, and the small sitting area is perched on the one small level area from which to overlook the garden. Terracing would improve the area's utility for gardening.

The ownership and boundary between Paul Gore Terrace and the site should be clarified. Because of the site gradient, vehicular access would be easier from Paul Gore Terrace than from Paul Gore Street.

The cobblestone wall along the front of the park has several loose stones which should be re-set to prevent further deterioration.

Neighborhood: Jamaica Plain

Site Name: Pinebank Play Area

Location: Jamaicaaway and Willow Pond Road

Acreage: 3.5 A

Site Type: Playground

Site Description:

Pinebank Play Area consists of two softball fields in the midst of Olmsted Park. They are located on the north side of Willow Pond Road in a low, relatively level area surrounded by rolling wooded hills. Spectator seating is provided near one of the fields. The restoration of Olmsted Park is being addressed under the Olmsted Historic Landscape Preservation Program of the Massachusetts Department of Environmental Management.

Condition Assessments:

The playing fields are in fair condition, although exhibiting vehicular damage. Infields, benches and bleachers are in fair to good condition. Backstops and park lighting are in good condition. The grass is worn around ballfield edges.

Major Site Issues:

The major issue for Pinebank Play Area is the lack of access control, which has resulted in unrestrained vehicular traffic and parking. This has a severe visual impact on the site and has caused enormous damage to mature trees. As a consequence, many are dead or nearly so. A designated and organized parking area should be provided.

Poor visibility into the site makes surveillance difficult. It is possible to see into the space from only one point. Indiscriminate dumping of brush and granite detracts from the beauty of the setting.

Neighborhood: Jamaica Plain

Site Name: Rossmore/Stedman Park

Location: Rossmore and Stedman Streets

Acreage: 0.08 A

Site Type: Playlot

Site Description:

Rossmore/Stedman Park is a small rectangular sitting area at the corner of Rossmore and Stedman Streets. The park has four benches and a picnic table. Brick paving is used to highlight benches and the corner of the park, while the rest of the park is paved almost entirely with bituminous concrete. A steel picket fence encloses the park on the two sides abutting the roads. Chain-link fence encloses the park on the other two sides, abutting residences. A planting bed lines the park on these two sides, although most of the trees and shrubs are gone.

Condition Assessments:

The benches, pavement and fence (except for a missing section) are all in fair condition. The picnic table is unusable. Wood bollards are in poor condition. The trees and shrubs that remain from the original planting are in fair to poor condition.

Major Site Issues:

Rossmore/Stedman Park has an excessive amount of pavement, rampant weed growth in planting beds and very few pieces of usable park furniture. It appears to serve little purpose as a public gathering and use area. Currently, it would appear to provide an unsupervised environment for teenagers to "hang out."

Use of several different primary colors to paint the benches has given the park a garish appearance. Appropriate uses and redevelopment of this park should be investigated.

Neighborhood: Jamaica Plain

Site Name: South Street Mall

Location: South Street and Carolina Avenue

Acreage: 0.44 A

Site Type: Multi-Purpose Park

Site Description:

South Street Mall is a square site on the corner of South Street and Carolina Avenue. It is divided into two use areas. Approximately a quarter of the area abutting South Street is developed as a brick paved mall with two rows of linden trees and groupings of benches and game tables. To the rear of the site is a large paved area enclosed with chain-link fence which was at one point used for tennis and appears to have the remains of backboard posts for basketball. Nearby land uses are residential and commercial.

Condition Assessments:

With the exception of one bench which is in fair condition, all standard park-built elements are in good condition. The sports court surface is in poor condition and none of the necessary tennis net posts or basketball backboards exist. The trees are in fairly good condition, but require pruning.

Major Site Issues:

Use needs for the neighborhood should be clarified in order to determine the most appropriate development for South Street Mall. The mall's sitting area serves well as a place to rest along the street, but the lack of facilities for sports play and the poor court surface condition indicates that the large paved play area has not been used recently.

Although the linden trees along the mall area are continuing to grow, the planting detail has not provided enough growing space. Some tree grates will need to be enlarged to accommodate tree growth. Metal tree stakes have not been removed and should be carefully extracted from the tree to avoid root damage. The trees should be pruned so that their branches do not interfere with pedestrian movement.

Neighborhood: Jamaica Plain

Site Name: Hanlon Square

Location: Huntington Avenue, Tremont and Francis Streets

Acreage: 0.04 A

Site Type: Square

Site Description:

Hanlon Square is a large paved area at the corner of Francis Street and Huntington Avenue. Six benches and four oak trees surround a small curbed area containing a war monument and flagpole. Nearby land uses are commercial.

Condition Assessments:

All standard park-built elements are in good condition, except for the flagpole and curb, which are in excellent condition. The tree planting is in fairly good condition but needs maintenance. The lawn is in fair condition.

Major Site Issues:

Hanlon Square appears to be a popular sitting area at a busy intersection. The oval "green" in the center of the square is too small for grass, both for visual effect and for ease of maintenance. It would be much more effective if planted in perennial or annual flowers or ground cover. The paved area to the south of the monument appears barren. Additional seating or planting should be considered.

Neighborhood: Jamaica Plain

Site Name: Heath Square

Location: Heath, New Heath and Parker Streets

Acreage: 0.06 A

Site Type: Square

Site Description:

Heath Square is a small triangular parcel at the intersection of Heath, New Heath and Parker streets. The planted area is enclosed by a high bull-nose granite curb. Holes for a fence are present in the curb. There are four trees, including an attractive flowering cherry tree, which highlight the space. A sidewalk surrounds the site. Nearby land uses are residential.

Condition Assessments:

The high granite curb enclosing the green area is in remarkably good condition. The perimeter sidewalk and roadside curb are in poor condition and need reconstruction. The trees, especially a crab apple, need to be pruned. The shrubs are in poor condition. The turf is overwhelmed by weeds and is in very poor condition.

Major Site Issues:

Heath Square appears to receive no maintenance and looks abandoned and unattractive. It is full of litter and has occasionally been used for dumping.

Renovation of this space would greatly enhance this intersection and the image of the neighborhood. Existing shrubs should be removed and the lawn re-established. The four site trees are four different species, and this visually fragments the space. A simple planting would better unify this small square, and installation of an ornamental iron fence would further dignify it.

Neighborhood: Jamaica Plain

Site Name: Mahoney Square

Location: Centre and Perkins Streets

Acreage: 0.07 A

Site Type: Square

Site Description:

Mahoney Square is a small circular island at the intersection of Centre and Perkins Streets. Two adjacent traffic islands have been designed to control traffic and enhance this intersection. Plantings in all three islands have been protected by use of granite curbs. In the center island a fence has been added as well to frame the space and to protect the planting. The central square contains a pine tree, shrub plantings, lawn and a war monument. Surrounding land uses are residential and commercial.

Condition Assessments:

This square has recently been constructed and all standard park-built elements are in excellent condition. The tree plantings are all in good condition. The shrub planting in one of the islands appears to have been crushed by dumped snow.

Major Site Issues:

Mahoney Square is a positive development for this neighborhood. The simple ornamental iron fence gives the space an elegant presence on the street. However, the planting design for the circular island, with its patches of shrubs, lawn and crab apple and pine trees, is too busy and varied for such a small space. It also creates additional maintenance effort. The plantings on the small triangular islands are problematic as well. The linden trees appear isolated and insignificant. In their small planting pits surrounded by pavement, they have little chance of survival. The junipers are too brittle a shrub for this vulnerable location, and are being broken by snow piles.

The use of curbing to protect plants is a good method for discouraging foot traffic near plants.

Neighborhood: Jamaica Plain

Site Name: Oakview Terrace

Location: Off 424 Centre Street and Oakview Terrace

Acreage: 0.12 A

Site Type: Square

Site Description:

Oakview Terrace is a small oval area on a quiet dead-end residential street. A narrow sidewalk and granite curb surround the space. There are several low rock outcroppings on the site, as well as several shade and flower trees and mature evergreen shrubs.

Condition Assessments:

The curb and concrete sidewalk are in good condition, although there is some spalling of the sidewalk. The plantings are mostly in good condition, although one tree needs removal and all plants need pruning. The lawn along the edge of the recently reconstructed sidewalk is in very poor condition. Construction materials were left and topsoil was not spread and seeded to finish the work.

Major Site Issues:

The roadway around this island is too narrow to accommodate parked cars as well as passage of emergency vehicles. Because of its curved alignment, even cars have difficulty passing around the circle unless parked vehicles are close to the curb.

The lawn areas need topsoil and seeding. Many sapling trees are growing up in the juniper shrub mass and need removal. The junipers themselves are large and seem to have outgrown their space, competing with nearby crab apple trees for the visual focus on the north edge of the square.

This space is best maintained by local residents, since it is so closely integrated into this residential block. The presence of a handmade sign indicates that neighbors already care for the space.

Neighborhood: Jamaica Plain

Site Name: Soldiers' Monument

Location: South and Centre Streets

Acreage: 0.13 A

Site Type: Square

Site Description:

Soldiers' Monument is a small triangular island at the intersection of South and Centre Streets. It is enclosed by a high granite curb and a recently constructed steel picket fence. At the center is a large granite Civil War monument. To the north is a boulder monument with a missing commemorative plaque flanked by two crab apple trees. A flagpole sits at the west end of the green and there are two ash trees nearby. The Civil War monument is surrounded by a hedge. A narrow three-foot concrete walk edges the park on the south, with a four-foot walk on the north and a generous seven-foot walk along South Street. Nearby land uses are residential, commercial and institutional.

Condition Assessments:

The curbing, fencing and monuments (except for the missing plaque) are in good condition. Two-thirds of the encompassing concrete walks are in fair condition, and the remaining one-third is in good condition. Three light poles are missing and two others are in good condition. The trees and shrubs are all in good condition. However, the trees need improved pruning.

Major Site Issues:

The square's Civil War monument is an impressive architectural structure. This along with the filigree metal fence gives a dignified historic character to the space. Therefore, the modern globe lights around the square are out of character and clash with this historic expression.

The use of inkberry as a shrub around the base of the Civil War monument is not the best choice. The shrubs have grown tall and obscure the bottom of the monument. Flowers, ground cover or prostrate shrub species would be better here.

In addition, the south sidewalk is too narrow for comfortable passage and is partially blocked at the center by a light pole.

The flagpole is too high in proportion to the monument.

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